

PB# 00-23

**J. Tad Seaman
(Sub.)**

6-5-46.3

00-23

Seaman, J. Tad Subdivision.
Knox Dr. - 3 Lots

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE:

1-15-04

Moses

Shefa Associates
914-447-5180

845-537-0148

206-2513

Rubin Austeelitz
72 Washington Ave
Spring Valley, NY
10977

Nick Sr. 565-0709
Nick Jr. 629-4748

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/30/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
PERFORMANCE BND

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/30/2005	DRAINAGE IMPROVEMENTS	CHG	10000.00		
11/30/2005	REC. CERTIFIED CK0195910	PAID		10000.00	
		TOTAL:	10000.00	10000.00	0.00

From Mr. Steele for M's Bakery
917-939-6337 1762 48th St
Brooklyn, NY 11204

David
11/30/05
P/S

FOR MYRA

@P0008

IRREVOCABLE STANDBY LETTER OF
CREDIT NO. G191903PLACE AND DATE OF ISSUE:
MONTREAL 14 JANUARY, 2004DATE AND PLACE OF EXPIRY:
31 DECEMBER, 2005 AT OUR COUNTERS

*****APPLICANT*****BENEFICIARY*****
 REGENCY PLASTICS COMPANY LIMITED | TOWN OF NEW WINDSOR,
 50 BRISBANE ROAD, | 555 UNION AVENUE,
 DOWNSVIEW, | NEW WINDSOR, NEW YORK, USA
 ONTARIO M3J 2K2 | 12553

RE: SEAMAN SUBDIVISION

*****ISSUING BANK*****
 THE TORONTO DOMINION BANK
 GLOBAL TRADE FINANCE,
 500 ST. JACQUES ST., 10TH FLOOR,
 MONTREAL, QUEBEC, CANADA H2Y 1S1

 AMOUNT: U.S. DOLLARS 42,065.00
 FORTY TWO THOUSAND SIXTY FIVE 00/100

AT THE REQUEST OF OUR CUSTOMER,
 REGENCY PLASTICS CO. LIMITED,
 WE THE TORONTO DOMINION BANK, GLOBAL TRADE FINANCE,
 500 ST. JACQUES STREET, 10TH FLOOR, MONTREAL,
 QUEBEC, CANADA H2Y 1S1
 HEREBY ISSUE IN YOUR FAVOUR OUR IRREVOCABLE STANDBY
 LETTER OF CREDIT IN THE TOTAL AMOUNT OF USD 42,065.00
 (FORTY TWO THOUSAND SIXTY FIVE 00/100 UNITED STATES DOLLARS)

WE AUTHORIZE YOU TO DRAW ON THIS BRANCH UNDER THIS STANDBY
 LETTER OF CREDIT IN THE FORM OF A WRITTEN DEMAND FOR PAYMENT
 WHICH DEMAND WE SHALL HONOUR WITHOUT ENQUIRING WHETHER
 YOU HAVE A RIGHT AS BETWEEN YOU AND THE CUSTOMER TO MAKE
 SUCH DEMAND AND WITHOUT ACKNOWLEDGING ANY CLAIM OF THE
 CUSTOMER.

PROVIDED, HOWEVER, THAT YOU ARE TO DELIVER TO US AT THE
 ABOVE ADDRESS, THE FOLLOWING DOCUMENTATION:

- YOUR SIGHT DRAFT DRAWN ON US
- THE ORIGINAL OF THIS STANDBY LETTER OF CREDIT AND
ANY AMENDMENTS IF ANY.
- A CERTIFICATE PURPORTEDLY SIGNED BY AN AUTHORIZED
OFFICER OF YOUR COMPANY STATING THAT REGENCY PLASTICS

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

OK'd
By Phil
via phone
1/16/04

PAGE 2

CONTINUATION OF IRREVOCABLE STANDBY LETTER OF CREDIT NO. C191903
DATE OF ISSUE: 14 JANUARY, 2004 DATE OF EXPIRY: 31 DECEMBER, 2005
APPLICANT: REGENCY PLASTICS COMPANY LIMITED
BENEFICIARY: TOWN OF NEW WINDSOR,
CO. LIMITED, IS IN DEFAULT AND THAT THE MONIES DRAWN
BY YOU ARE DUE AND PAYABLE TO YOU BY REGENCY PLASTICS
CO. LIMITED.

IT IS EXPRESSLY UNDERSTOOD THAT NEITHER THIS STANDBY
LETTER OF CREDIT NOR ITS PROCEEDS ARE TRANSFERABLE
OR ASSIGNABLE TO ANY THIRD PARTY

THIS STANDBY LETTER OF CREDIT IS ISSUED SUBJECT
TO UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY
CREDITS, 1993 REVISION ICC PUBLICATION NO. 500.

THE ABOVE DOCUMENTATION MUST BE PRESENTED AT THIS
BRANCH ON OR BEFORE 3:00 P.M. OUR TIME ON
DECEMBER 31, 2005, AT WHICH TIME THIS STANDBY LETTER
OF CREDIT SHALL EXPIRE.

SNOW REMOVAL EASEMENT
Minor Subdivision for J. Tad Seaman
Section 6, Block 5, Lot 46.3

This Indenture made as of _____, 2004, by and between SHEFA ASSOCIATES, INC. a New York corporation with an address at 404 East Route 59, Nanuet, New York 10954 ("Grantor") and the TOWN OF NEW WINDSOR, a municipal corporation with its principal offices located at 555 Union Avenue, Town of New Windsor, County of Orange, State of New York 12550 ("Grantee")

WITNESSETH

The Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and release unto the Grantee, its successors or assigns forever, a permanent easement for the purpose of plowing, storage, and removal; of snow accumulations from the public streets which are owned and maintained by the Grantee, as the Grantee may elect, upon the terms and conditions hereinafter stated, in, on, under, over and through the property of the Grantor situate at Max Court in the Town of New Windsor, County of Orange and State of New York and more particularly described as set forth in Schedule "A" annexed (the "Easement Premises").

1. The Grantor hereby grants and conveys to the Grantee a permanent easement over the Easement Premises for the plowing, storage and removal of snow and ice from the public streets of the Town of New Windsor adjacent to the Easement Premises, as the Grantee, in its sole judgment, shall deem necessary.

2. The Grantor hereby grants and conveys to the Grantee the right, at any time, to trim, cut and remove any trees, limbs, shrubs, debris or other objects located within the Easement Premises which, in the sole reasonable judgment of the Grantee, may interfere with, obstruct or endanger the use of the Easement Premises for the Easement purposes herein stated.

3. The Grantee, its successors and assigns, hereby covenants and agrees that whenever it excavates or otherwise substantially disturbs the surface of the Easement Premises, it shall, at its own cost and expense, and to the extent possible without interfering with the Easement purposes stated herein, restore said land to substantially the same condition as existed prior to such excavation or disturbance.

4. The Grantor hereby reserves the right to full use and enjoyment of the Easement Premises, except as is otherwise limited herein and provided such use and enjoyment does not interfere with the use for which this easement is granted.

5. All rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives, run with

the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties have duly executed this instrument as of the day and year first above written.

GRANTOR:

GRANTEE:

SHEFA ASSOCIATES, INC.

THE TOWN OF NEW WINDSOR

By: _____
Ruben Austerlitz, President

By: _____
George J. Meyers, Supervisor

Consented to:

Henry J. Kroll, Highway Superintendent

Authorized by Town Board Resolution
dated September 3, 2003

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On the day of in the year 2003, before me, the undersigned, personally appeared
Ruben Austerlitz , personally known to me on the basis of satisfactory evidence to be the
individual whose name is subscribed to the within instrument and his capacity and that by his
signature on the instrument, the individual or the person upon behalf of which the individual acted,
executed the instrument.

Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the day of , in the year 2003, before me, the undersigned, personally
appeared George J. Meyers and Henry Kroll personally known to me on the basis of satisfactory
evidence to be the individual whose name is subscribed to the within instrument and his capacity and
that by his signature on the instrument, the individual or the person upon behalf of which the
individual acted, executed the instrument.

Notary Public

SCHEDULE "A"

ALL that certain plot, piece or parcel of land being in the Town of New Windsor, County of Orange and State of New York know as "MINOR SUBDIVISION OF PROPERTY OF J.TAD SEAMAN" more particularly described as follows:

BEGINNING at a point of the most northwesterly corner of lot #3 of the previously mentioned filed map. Said point further referenced as being the most southwesterly corner of the lands now or formerly of Irving (Liber 1448 - Page 320).

Thence from said point of beginning SOUTH 78 degrees - 30 minutes - 00 seconds EAST along the common line of lands now or formerly of Irving (Liber 1448-Page 320), 79.30 feet to a point.

Thence SOUTH 11 degrees - 30 minutes - 00 seconds WEST through filed map lot #3 of the previously mentioned filed map, 33.00 feet to a point.

Thence NORTH 78 degrees - 30 minutes - 00 seconds WEST continuing through filed map lot #3 of the previously mentioned filed map and partially through the private right-of-way known as Max Court, 70.38 feet to a point.

Thence NORTH 04 degrees - 30 minutes - 45 seconds WEST along the common line of filed map lot #2 of the previously mentioned filed map and continuing through the private right-of-way known as Max Court, 26.02 feet to a point of curvature.

Thence along the easterly line of the private right-of-way known as Max Court on a curve to the right having a radius of 127.30 feet, 8.18 feet along said curve to the point and place of beginning.

SANITARY SEWER EASEMENT
Minor Subdivision for J. Tad Seaman
Section 6, Block 5, Lot 46.3

This Indenture made as of _____, 2004, by and between SHEFA ASSOCIATES, INC. a New York corporation with an address at 404 East Route 59, Nanuet, New York 10954 ("Grantor") and the TOWN OF NEW WINDSOR, a municipal corporation with its principal offices located at 555 Union Avenue, Town of New Windsor, County of Orange, State of New York 12550 ("Grantee")

WITNESSETH

The Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and release unto the Grantee, its successors or assigns forever, a permanent easement for the purpose of constructing, operation and maintenance of sewer lines, drainage facilities, and such other utility lines and accessory facilities, including but not limited to wastewater sewer, stormwater sewer, and drainage purposes, as the Grantee may elect, upon the terms and conditions hereinafter stated, in, on, under, over and through the property of the Grantor situate at Max Court in the Town of New Windsor, County of Orange and State of New York and more particularly described as set forth in Schedule "A" annexed (the "Easement Premises").

1. The Grantor hereby grants and conveys to the Grantee a permanent easement over the Easement Premises for the construction, reconstruction, installation, repair, replacement, maintenance, operation and removal of such lines, pipes, mains, cleanouts, pressure reducing station, and other necessary or incidental appurtenances thereto, as the Grantee, in its sole judgment, shall deem necessary, together with the right for such purposes to enter onto and over the Grantor's premises.

2. The Grantor hereby grants and conveys to the Grantee the right, at any time, to trim, cut and remove any trees, limbs, shrubs, debris or other objects located within the Easement Premises which, in the sole reasonable judgment of the Grantee, may interfere with, obstruct or endanger the use of the Easement Premises for the Easement purposes herein stated.

3. The Grantee, its successors and assigns, hereby covenants and agrees that whenever it excavates or otherwise substantially disturbs the surface of the Easement Premises, it shall, at its own cost and expense, and to the extent possible without interfering with the Easement purposes stated herein, restore said land to substantially the same condition as existed prior to such excavation or disturbance.

4. The Grantor hereby reserves the right to full use and enjoyment of the Easement Premises, except as is otherwise limited herein and provided such use and enjoyment does not interfere with the use for which this easement is granted.

5. All rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties have duly executed this instrument as of the day and year first above written.

GRANTOR:

GRANTEE:

SHEFA ASSOCIATES, INC.

THE TOWN OF NEW WINDSOR

By: _____
Ruben Austerlitz, President

By: _____
George J. Meyers, Supervisor

Consented to:

Henry J. Kroll, Highway Superintendent

Authorized by Town Board Resolution
dated September 3, 2003

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On the day of in the year 2003, before me, the undersigned, personally appeared
Ruben Austerlitz , personally known to me on the basis of satisfactory evidence to be the
individual whose name is subscribed to the within instrument and his capacity and that by his
signature on the instrument, the individual or the person upon behalf of which the individual acted,
executed the instrument.

Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the day of , in the year 2003, before me, the undersigned, personally
appeared George J. Meyers and Henry Kroll personally known to me on the basis of satisfactory
evidence to be the individual whose name is subscribed to the within instrument and his capacity and
that by his signature on the instrument, the individual or the person upon behalf of which the
individual acted, executed the instrument.

Notary Public

SCHEDULE "A"

ALL that certain plot, piece or parcel of land lying and being in the Town of New Windsor, County of Orange, and State of New York know as "MINOR SUBDIVISION OF PROPERTY FOR J. TAD SEAMAN" more particularly described as follows:

Beginning at a point on the centerline of Max Court. Said point further referenced as being SOUTH 78 degrees - 30 minutes - 00 EAST, 25.26 feet from the most northwesterly corner of filed map lot #1.

Thence from said point of beginning SOUTH 78 degrees - 30 minutes - 00 seconds EAST along the most northerly line of filed map lot #2 of the previously mentioned filed map 9.80 feet to a point.

Thence SOUTH 02 degrees - 41 minutes - 38 seconds WEST, through the private right-of-way known as Max Court 82.94 feet to a point.

Thence NORTH 87 degrees - 18 minutes - 22 seconds WEST continuing through the private right-of-way known as Max Court 15.00 feet to a point.

Thence NORTH 02 degrees - 41 minutes - 38 seconds EAST continuing through the private right-of-way known as Max Court, 85.27 feet to a point.

Thence SOUTH 78 degrees - 30 minutes - 00 seconds EAST along the most northerly line of filed map lot #1 and continuing through the private right-of-way known as Max Court, 5.38 feet to the point and place of beginning.



New York State Department of Taxation and Finance

**Combined Real Estate
Transfer Tax Return,
Credit Line Mortgage Certificate, and
Certification of Exemption from the
Payment of Estimated Personal Income Tax**

Recording office time stamp

Effective September 1, 2003, use this 7/03 version of Form TP-584; previous versions may no longer be used.

See instructions (TP-584-I) before completing this form. Please print or type.

Schedule A — Information relating to conveyance

<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Grantor/Transferor	Name (if individual: last, first, middle initial)	Social security number
		SHEFA ASSOCIATES, INC.	
		Mailing address	Social security number
		404 East Route 59	
		City State ZIP code	Federal employer ident. number
		Manuel New York 10954	13 4089766
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Grantee/Transferee	Name (if individual: last, first, middle initial)	Social security number
		TOWN OF NEW WINDSOR	
		Mailing address	Social security number
		555 Union Avenue	
		City State ZIP code	Federal employer ident. number
		New Windsor New York 12553	

Location and description of property conveyed

Tax map designation			Address	City/Village	Town	County
Section	Block	Lot				
6	5	46.3	Knox Drive		New Windsor	Orange

Type of property conveyed (check applicable box)

- | | | | |
|---|--|--|---|
| 1 <input type="checkbox"/> one- to three-family house | 5 <input type="checkbox"/> Commercial/Industrial | Date of conveyance
month day year 2004 | Percentage of real property
conveyed which is residential
real property _____ %
(see instructions) |
| 2 <input type="checkbox"/> Residential cooperative | 6 <input type="checkbox"/> Apartment building | | |
| 3 <input type="checkbox"/> Residential condominium | 7 <input type="checkbox"/> Office building | | |
| 4 <input type="checkbox"/> Vacant land | 8 <input type="checkbox"/> Other Sewer Easement | | |

Condition of conveyance (check all that apply)

- | | | |
|--|---|---|
| a. — Conveyance of fee interest | f. — Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F) | i. — Option assignment or surrender |
| b. — Acquisition of a controlling interest (state percentage acquired _____ %) | g. — Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G) | m. — Leasehold assignment or surrender |
| c. — Transfer of a controlling interest (state percentage transferred _____ %) | h. — Conveyance of cooperative apartment(s) | n. — Leasehold grant |
| d. — Conveyance to cooperative housing corporation | i. — Syndication | o. — Conveyance of an easement |
| e. — Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | j. — Conveyance of air rights or development rights | p. — Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III) |
| | k. — Contract assignment | q. — Conveyance of property partly within and partly outside the state |
| | | r. <input checked="" type="checkbox"/> Other (describe) Sewer Easement |

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B., Part I \$ _____ Schedule B., Part II \$ _____		

Schedule B — Real estate transfer tax return (Article 31 of the Tax Law)**Part I — Computation of tax due**

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) ☐ Exemption claimed
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.	-0-	
2.	-0-	
3.	-0-	
4.	-0-	
5.	-0-	
6.	-0-	

Part II — Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part I, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.		
2.		
3.		

Part III — Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a ☐
- b. Conveyance is to secure a debt or other obligation b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d ☐
- e. Conveyance is given in connection with a tax sale e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f ☐
- g. Conveyance consists of deed of partition g ☐
- h. Conveyance is given pursuant to the federal Bankruptcy Act h ☐
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment j ☐
- k. Conveyance is not a conveyance within the meaning of section 1401(e) of Article 31 of the Tax Law (attach documents supporting such claim) k ☐
- l. Other (attach explanation) l ☐

*Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, make check(s) payable to the NYC Department of Finance. If a recording is not required, send this return and your check(s) made payable to the NYS Department of Taxation and Finance, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Article 11 of the Tax Law)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
 2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - ☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-98(6)-R for more information regarding these aggregation requirements.

 - ☐ Other (attach detailed explanation).
3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
 4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the NYC Department of Finance.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete.

SHEFA ASSOCIATES, INC.

Grantor signature

Title

TOWN OF NEW WINDSOR

Grantee signature

Title

By:

Grantor signature

Ruben Austerlitz, President

Title

By:

Grantee signature

Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the NYC Department of Finance? If no recording is required, send your check(s), made payable to the Department of Taxation and Finance, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Article 22, Tax Law section 663)

Complete the following only if a fee simple interest is being transferred by an individual or estate or trust.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the property is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law section 663(a) upon the sale or transfer of this property.

Signature	Print full name Shefa Associates, Inc By: Ruben Austerlitz	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated tax because one of the exemptions below applies under section 663(d) of the Tax Law, check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under section 663 of the Tax Law. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must use Form IT-2663, *Application for Certification for Recording of Deed and Nonresident Estimated Income Tax Payment Voucher*.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) (grantor) of this property was a nonresident of New York State, but is not required to pay estimated tax under Tax Law section 663 due to one of the following exemptions:

- ☐ The property being sold or transferred was used exclusively as the transferor's/seller's principal residence (within the meaning of section 121 of the Internal Revenue Code) from _____ Date _____ to _____ Date _____ (see instructions).
- ☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Map Number 155-04 City 02-23
Section 6 Block 5 Lot 46.3 Town ✓ Village NEW WINDSOR

Title: SEAMAN, J. TAD

Dated: 1-8-04 REV. Filed 3-3-04

Approved by JAMES PETRO, JR.
on 1-15-04

Record Owner SANDCASTLE HOMES INC.

DONNA L. BENSON
Orange County Clerk

3 SHEETS

\$31.00

1 SIGNATURE

FILE NUMBER 20040023451
03/03/2004 13:16:08
BOOK 02004 PAGE 0155
RECORDED/FILED ORANGE COUNTY



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

4 October 2005

TO: MICHAEL BABCOCK, BUILDING AND ZONING INSPECTOR

**SUBJECT: SEAMAN SUBDIVISION-T/NEW WINDSOR
MHE JOB NO. 87-56.2/T00-23**

Pursuant to a request by Mark J. Edsall, P.E., the undersigned conducted another site review with regards to the outstanding punchlist items for the abovementioned subdivision and the bonded amount currently retained by the Town of New Windsor.

In review of the aforementioned site, our office finds the site to be in substantial compliance with the approved site plans and takes no further exception to the release of the full bonded amount.

According to our records, the Town currently has a retainage of \$9,625.00, it is our recommendation that this amount be wholly and fully released to the project applicant.

Very truly yours,

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.

Brendan Masterson
Project Engineer

Cc: Larry Reis

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



Building Permit Tracking Log

Building Permit Application Number: 49-2000 Building Permit Application Date: 2/1/2000

Type of Permit: Other

Section/Block/Lot: 6-5-46.3
Street Address of Property: 542 UNION AVE
Property Owners Name: SEAMAN JANE E
Property Owners Address: TAYLOR ROAD
Occupant's Name: J.TAD SEAMAN

Architect/Engineer's Name:
Architect/Engineer's Telephone Number:
Architect/Engineer's Fax Number:

NYS Occupancy Classification:

Description of Work: SUBDIVISION 1.75 ACRES INTO 4 LOTS
Dimensions of Building: 0.00 0.00 0.00 0.00

Comments:

Planning Board Block on

Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 0-23

NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/15/2004	PLANS STAMPED	APPROVED
06/11/2003	REQUEST FOR EXTENSION . APPROVAL EXPIRES 1/17/04	GRANTED 2 90 DAYS
01/22/2003	P.B. APPEARANCE . NEED HIGHWAY APPROVAL - NEED COST ESTIMATE - PRIVATE & . PUBLIC - NEED PRIVATE ROAD AGREEMENT - NEED EASEMENT . AGREEMENTS - MARK'S COMMENTS	APPR COND.
09/12/2001	P.B. APPEARANCE . GRANTED CONDITIONAL PRELIMINARY APPROVAL - NEED HEALTH DEPT. . APPROVAL	LA:ND COND. PRELIM
08/08/2001	P.B. APPEARANCE - PUB HEARIN CLOSED PH - RETURN . FIND OUT HOW MANY FEET THE R.O.W. IS - ANDY AND MARK TO . CHECK - CHECK TOPO FOR DRAINAGE FLOW - ANDY AND MARK TO . CHECK ON EASEMENT FOR ROADWAY	
06/27/2001	P.B. APPEARANCE	SCHED PH
12/13/2000	P.B. APPEARANCE . SPEAK TO FIRE INSPECTOR REGARDING CUL-DE-SAC - ADDRESS . MARK'S COMMENTS - NEED PRIVATE RD. MAINT AGREEMENT	REVISE & RET.
11/01/2000	WORK SHOP APPEARANCE	SUBMIT
03/01/2000	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

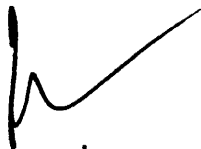
AS OF: 01/20/2004

PAGE:

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DU
12/11/2000	REC. CK. #1623 (SEAMAN)	PAID		450.00	
12/13/2000	P.B. ATTY. FEE	CHG	35.00		
12/13/2000	P.B. MINUTES	CHG	22.50		
06/27/2001	P.B. ATTY. FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	9.00		
08/08/2001	P.B. ATTY. FEE	CHG	35.00		
08/08/2001	P.B. MINUTES	CHG	85.50		
09/12/2001	P.B. ATTY. FEE	CHG	35.00		
09/12/2001	P.B. MINUTES	CHG	27.00		
01/22/2003	P.B. ATTY. FEE	CHG	35.00		
01/22/2003	P.B. MINUTES	CHG	27.00		
01/12/2004	P.B. ENGINEER FEE	CHG	1672.30		
01/14/2004	REC. CK. #6538	PAID		1568.30	
	TOTAL:		2018.30	2018.30	0.00


1/21/07

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#70-2004

01/21/2004

Sandcastle Homes Inc.

Received \$ 265.00 for Planning Board Fees, on 01/21/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/14/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/14/2003	REC. CK 2610 (KOB)	PAID		3000.00	
01/12/2004	TWO LOT REC. FEE	CHG	3000.00		
			-----	-----	-----
		TOTAL:	3000.00	3000.00	0.00



1/14/07

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/14/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/14/2003	REC. CK. #2611 (KOB)	PAID		1096.00	
01/12/2004	2% OF 42,065.00 INSP FEE	CHG	1096.00		
			-----	-----	-----
		TOTAL:	1096.00	1096.00	0.00



1/14/03



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

MEMORANDUM FOR RECORD

(via fax)

17 September 2002

TO: FILE

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: SEAMAN SUBDIVISION
NWPB APPLICATION NO. 00-23**

This will confirm a field meeting on the afternoon of 16 September 2002 with the myself, Henry Kroll, Lou Cascino and Bob Murray in attendance. We met at the proposed road off Knox Drive. The following was discussed:

1. The road is still proposed as a private road.
2. An easement is to be depicted on the north east side of the private road turnaround, adjoining lands n/f Irving, as a snow disposal easement. This will give Town trucks the option of plowing into the town road stub and depositing snow on the left side as they are coming to the end of the Town road stub.
3. We also need an easement for the sewer line.
4. The profile is to be corrected to eliminate grade change in the existing town road stub area. This grade to hold, and vertical curve started at the end of the existing pavement (beyond two existing drives). End of pavement to be located with updated survey (See next comment).
5. Bob Murray to do an updated survey picking up all improvements on road stub accurately. At the same time he intends to stake out the Town ROW.

6. The plans are to note that the vegetation on the sides of the road stub, within the Town right of way is to be removed. This is a safety issue as vehicles backing out of the two drives on the stub will be unable to view vehicles driving down the proposed private road (and vica versa).
7. Roadside swales of private road are to discharge to two catch basins (one each side) within the Private road ROW. Seepage pit style basins, double section, surrounded by 3 ft. stone.
8. No swales will be constructed below this point.
9. A similar style basin is to be installed at the intersection of the road stub and Knox, on the North east side, at the low spot, to eliminate the ponding area.
10. The water service lines are to remain within the paved area and an offset provided at the catch basin as necessary.
11. Regarding the sewer application, Lou Cascino was advised to prepare a full application with engineering report, specifications, plans and app form, submit to us for review and subsequent signature on application by Supervisor Meyers.
12. House on lot #3 should be reversed to keep driveway out of snow easement.

In addition to those items discussed at the field meeting, a quick review of the latest plans notes the following items, which were previously noted, but have not yet been corrected/submitted:

1. Connection of sewer main to existing system should be at the manhole, with the invert of the manhole reconstructed. A "Y" connection is not acceptable for an 8" sewer!
2. Laterals to the houses are shown as 8", 6" and 6". Why? Why not conventional 4"?
3. For the three water services, connect with conventional curb stop shutoff at road. Additional shutoffs can be provided at building if desired. (a meter pit is not desired by Town)
4. The private road detail should have 18' traveled way, plus 3' shoulders each side, plus 3' swales each side (except as noted above).
5. Swale detail should include rip rap lining.
6. The bulk table on the first sheet should include "provided" values for each lot. (also see new lot area definitions).
7. A draft copy of the private road maintenance declaration should be provided to the Planning Board Attorney.
8. A cost estimate should be provided for the private road improvements.

cc: Myra Mason, PB Secretary (via e-mail)



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #**00-23** DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA
BY: _____ TO BE ON AGENDA FOR THE _____ PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

CHECKED FINAL PLAN TO BE STAMPED FOR APPROVAL

Applicant or Project Name

SITE PLAN _____, SUBDIVISION **XXX**, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: _____

☐ **DISAPPROVED:**

Notes: _____

Signature: *Dennis J. Kroll* 1/21/24
Reviewed by date

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/14/2003	REC. CK 2610 (KOB)	PAID		3000.00	
01/12/2004	TWO LOT REC. FEE	CHG	3000.00		
			-----	-----	-----
		TOTAL:	3000.00	3000.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

PAGE:

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-I
01/14/2003	REC. CK. #2611 (KOB)	PAID		1096.00	
01/12/2004	2% OF 42,065.00 INSP FEE	CHG	1096.00		
		TOTAL:	1096.00	1096.00	0.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-23

NAME: SEAMAN SUBDIVISION

APPLICANT: SEAMAN, J. TAD

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/11/2000	EAF SUBMITTED	12/11/2000	WITH APPLICATION
ORIG	12/11/2000	CIRCULATE TO INVOLVED AGENCIES	12/14/2000	SEND COOR LTR
ORIG	12/11/2000	LEAD AGENCY DECLARED	09/12/2001	TOOK LA
ORIG	12/11/2000	DECLARATION (POS/NEG)	09/12/2001	DECL. NEG DEC
ORIG	12/11/2000	SCHEDULE PUBLIC HEARING	06/27/2001	SCHED PH
ORIG	12/11/2000	PUBLIC HEARING HELD	08/08/2001	CLOSED PH
ORIG	12/11/2000	WAIVE PUBLIC HEARING	/ /	
ORIG	12/11/2000	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/12/2004	SUB. APPROVAL FEE	CHG	265.00		
01/14/2004	REC. CK. #6537	PAID		265.00	
			-----	-----	-----
		TOTAL:	265.00	265.00	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: New Windsor **P/B APP. NO.:** 00 23

WORK SESSION DATE: 3 Dec 2003 **PROJECT:** NEW OLD X

REAPPEARANCE AT W/S REQUESTED: **RESUB. REQ'D:**

PROJECT NAME: Seaman

REPRESENTATIVES PRESENT: Nick Jr

MUNICIPAL REPS PRESENT: **BLDG INSP.** **FIRE INSP.**
ENGINEER X **PLANNER**
P/B CHMN **OTHER**

ITEMS DISCUSSED:

STND CHECKLIST:

PROJECT TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L L CHG.

LIGHTING

(Streetlights)

SUBDIVISION

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date

Sandcastle Homes Inc.

PO Box 487

Cornwall-on-Hudson, NY 12520

Phone (845)629-4748

Via Hand Delivery 1/14/04

TO: Myra Mason, Secretary Town of New Windsor Planning Board

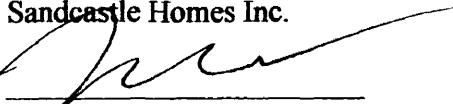
FROM: Nick Cardaropoli, Jr.

DATE: January 14, 2004

RE: Seaman Subdivision – Fees

Please find attached Check #6537 in the amount of \$265 representing the approval Fee and Check #6538 in the amount of \$1,568.30 representing the additional escrow fee for the above referenced project. The owner Shefa Associates will pay all remaining fees in addition to posting the LC.

Sandcastle Homes Inc.



Nick Cardaropoli, Jr.

Cc: Mr. Frank Kobb

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/12/2004	SUB. APPROVAL FEE	CHG	265.00		
			-----	-----	-----
		TOTAL:	265.00	0.00	265.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/12/2004	2% OF 42,065.00 INSP FEE	CHG	1096.00		
			-----	-----	-----
		TOTAL:	1096.00	0.00	1096.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/11/2000	REC. CK. #1623 (SEAMAN)	PAID		450.00	
12/13/2000	P.B. ATTY. FEE	CHG	35.00		
12/13/2000	P.B. MINUTES	CHG	22.50		
06/27/2001	P.B. ATTY. FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	9.00		
08/08/2001	P.B. ATTY. FEE	CHG	35.00		
08/08/2001	P.B. MINUTES	CHG	85.50		
09/12/2001	P.B. ATTY. FEE	CHG	35.00		
09/12/2001	P.B. MINUTES	CHG	27.00		
01/22/2003	P.B. ATTY. FEE	CHG	35.00		
01/22/2003	P.B. MINUTES	CHG	27.00		
01/12/2004	P.B. ENGINEER FEE	CHG	1672.30		
		TOTAL:	2018.30	450.00	1568.30

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2004

PAGE .

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-L
01/12/2004	TWO LOT REC. FEE	CHG	3000.00		
		TOTAL:	3000.00	0.00	3000.

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE...\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00 (1)

RECREATION FEES:

2 LOTS @ \$500.00 PER LOT\$ 3000.00 (2)

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ 42,065.-

2% OF APPROVED COST ESTIMATE:.....\$ 1096.00 (3)
(INSPECTION FEE)

AS OF: 01/12/2004

PAGE: 3

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 0- 23

FOR WORK DONE PRIOR TO: 01/12/2004

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
-----DOLLARS-----											
0-23	255163	12/30/03			BILL 03-1595					-313.50	
										-313.50	
0-23	256023	01/07/04	TIME	MJE	WS Rev Corr Needed @ WS	95.00	0.40	38.00			
0-23	256027	01/12/04	TIME	MJE	MC Swr Ease Descrp REV	95.00	0.40	38.00			
0-23	256029	01/12/04	TIME	MJE	MC Seaman Closeout	95.00	0.40	38.00			
TASK TOTAL								1672.30	0.00	-1558.30	114.00
GRAND TOTAL								1672.30	0.00	-1558.30	114.00

AS OF: 01/12/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 0- 23

FOR WORK DONE PRIOR TO: 01/12/2004

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
.....												
0-23	144241	02/16/00	TIME	MJE	MC SEAMAN N/S CANC	80.00	0.30	24.00				
0-23	144798	03/01/00	TIME	MJE	WS SEAMAN SUB	80.00	0.40	32.00				
0-23	158241	10/18/00	TIME	MJE	WS SEAMAN SUB N/S	80.00	0.40	32.00				
0-23	158832	11/01/00	TIME	MJE	WS SEAMAN SUBD	80.00	0.40	32.00				
0-23	161654	12/14/00	TIME	MJE	WS SEAMAN L/A COORD	80.00	0.40	32.00				

								152.00				
0-23	162200	12/31/00			BILL 01-121 1/16/01					-152.00		

										-152.00		
0-23	170053	06/06/01	TIME	MJE	WS SEAMAN	85.00	0.30	25.50				
0-23	170649	06/20/01	TIME	MJE	WS SEAMAN	85.00	0.40	34.00				
0-23	171200	06/27/01	TIME	MJE	MC SEAMAN SUB	85.00	0.40	34.00				
0-23	173564	08/08/01	TIME	MJE	MC SEAMAN SUB	85.00	0.40	34.00				
0-23	173565	08/08/01	TIME	MJE	MC NC-JTS RE:SUBD	85.00	0.30	25.50				

								153.00				
0-23	173571	08/21/01			BILL 01-792					-153.00		

										-153.00		
0-23	175416	09/10/01	TIME	MJE	MC SEAMAN W/KROLL	85.00	0.20	17.00				
0-23	175418	09/11/01	TIME	MJE	MC SEAMAN SUB	85.00	0.50	42.50				
0-23	181262	12/05/01	TIME	MJE	WS SEAMAN SUB	85.00	0.40	34.00				

								93.50				
0-23	185541	02/25/02			BILL 02-323 2/25/02					-93.50		

										-93.50		
0-23	189031	03/21/02	TIME	MJE	MC SEAMAN	88.00	0.30	26.40				
0-23	198695	08/21/02	TIME	MJE	WS SEAMAN SUB	88.00	0.40	35.20				
0-23	201139	09/16/02	TIME	MJE	FM SEAMAN SUB MTG W/HK	88.00	1.00	88.00				
0-23	201144	09/17/02	TIME	MJE	MC SEAMAN MEMO REQTS	88.00	0.40	35.20				

								184.80				
0-23	203917	10/24/02			BILL 02-1231					-184.80		

										-184.80		

AS OF: 01/12/2004

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 0- 23

FOR WORK DONE PRIOR TO: 01/12/2004

									-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....											
0-23	207954	12/09/02	TIME	MJE	MC SEAMAN SUBDIV	88.00	0.50	44.00			
0-23	211033	01/21/03	TIME	MJE	MC SEAMAN SUB	95.00	0.30	28.50			
0-23	209865	01/22/03	TIME	MJE	MM Seaman Sub COND APP	95.00	0.10	9.50			
0-23	211061	01/24/03	TIME	MJE	MC TC/LOU CASCINO SEAMIN	95.00	0.40	38.00			
0-23	211066	01/25/03	TIME	MJE	MC MEMO TO MURRAY SEAMA	95.00	0.70	66.50			
0-23	213009	01/27/03	TIME	MJE	MC MEMO TO MURRAY	95.00	0.50	47.50			

								234.00			
0-23	214709	02/24/03			BILL 03-282						-234.00

											-234.00
0-23	218523	03/18/03	TIME	MJE	MC SEAMAN SWR APP RVW	95.00	1.00	95.00			
0-23	218524	03/18/03	TIME	MJE	MC EMC/CROTTY RE SEAMAN	95.00	0.30	28.50			
0-23	218531	03/19/03	TIME	MJE	MC EMC/BROTTY RE SEAMAN	95.00	0.30	28.50			
0-23	218534	03/19/03	TIME	MJE	MC MEET SUPV RE SEAMAN	95.00	0.40	38.00			
0-23	219043	03/26/03	TIME	MJE	MC SEAMAN MEMO RE SEWER	95.00	0.50	47.50			
0-23	219821	04/01/03	TIME	MJE	MC EMC/MEMO RE SEAMAN	95.00	0.40	38.00			

								275.50			
0-23	221710	04/16/03			BILL 03-483						-275.50

											-275.50
0-23	224306	05/09/03	TIME	MJE	MC NC/GM RE SEAMAN SWR	95.00	0.30	28.50			
0-23	229206	06/11/03	TIME	MJE	MM Seaman APP EXT >1-17	95.00	0.10	9.50			
0-23	229301	06/11/03	TIME	MJE	MC SEAMAN W/MM	95.00	0.40	38.00			
0-23	237075	07/29/03	TIME	RDM	MR S/RVW SNOW REM EASHIN	95.00	0.50	47.50			
0-23	240681	09/12/03	TIME	MJE	MC SEAMAN SUB TC/NC	95.00	0.30	28.50			
0-23	243918	10/01/03	TIME	MJE	MC SEAMAN SUB NEG DEC	95.00	0.40	38.00			

								190.00			
0-23	242697	10/01/03			BILL 03-1187						-152.00

											-152.00
0-23	251531	11/25/03	TIME	MJE	PM SEAMAN SUB W/PAC	95.00	0.60	57.00			
0-23	252989	12/01/03	TIME	MJE	MC EMC/MM RE SEAMAN	95.00	0.30	28.50			
0-23	252985	12/03/03	TIME	MJE	WS SEAMAN SUB	95.00	0.40	38.00			
0-23	253576	12/09/03	TIME	MJE	MC SEAMAN SUB CLOSEOUT	95.00	0.80	76.00			
0-23	254670	12/19/03	TIME	MJE	MC SEAMAN SUB EASEMENT	95.00	0.80	76.00			

								275.50			



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Writer's e-mail address:
mje@mhepc.com

MEMORANDUM

7 January 2004

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: SEAMAN SUBDIVISION
PLANNING BOARD APPLICATION NO. 00-23**

This memo is provided based on a review of the latest plans submitted, with a handwritten revision date of 12-19-03. I have the following comments:

- The metes and bounds of the snow removal easement are now depicted on the subdivision plat. I can read them and they appear consistent with the descriptions provided to Phil Crotty (copies he forwarded to me on 11-19-03)
- The metes and bounds for the sewer easement to the Town are both illegible and incomplete on the subdivision plat. As such, the map is still not acceptable, nor can I verify the description provided to me by Phil.
- Subsequent plans should have the revision date permanently added to the plat, including the mylar.

The applicant is reminded that the subdivision approval expires on 1-17-04, as such, time is critical and the corrections must be made and immediately submitted.

Cc: Phil Crotty, Esq. Town Attorney
Applicant (hand-delivered at worksession 1-7-04)

NW00-23-Doc Closeout 010704.doc
MJE/st

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mhenry@mhepc.com

Writer's e-mail address:

mje@mhepc.com

MEMORANDUM

(via fax)

19 December 2003

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: SEAMAN SUBDIVISION
PLANNING BOARD APPLICATION NO. 00-23**

As a follow-up to my last memo, I reviewed the file relative to the easements Phil sent me during November. When I received the easements, I was unable to confirm their accuracy (descriptions) because the latest plan I had did not depict the metes and bounds of the sewer easement on the subdivision plat, and the snow removal easement metes and bounds on the plat did not match (and it was incomplete) the description on the documents submitted to Phil.

I reviewed the fax you sent me which is the latest plans you have on file. They are still unacceptable.

The plat submitted for stamp of approval must depict both easements and it must have metes and bounds shown (complete) that match the descriptions in the legal documents submitted.

The applicant's surveyor should immediately submit the required corrected plans for stamp of approval.

**Cc: Phil Crotty, Esq. Town Attorney (via fax)
Mr. Ansterlitz (via fax)**

NW00-23-Doc Checklist 121903.doc
MJE:at

REGIONAL OFFICES

- 507 Broad Street • Millard, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



McGOEY, HAUSER and EDSALL
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fax: (845) 567-3232
e-mail: mhenry@mhepc.com

Writer's e-mail address:
mjc@mhepc.com

MEMORANDUM

(via fax)

9 December 2003

RECEIVED

DEC 09 2003

Town of New Windsor Bldg. Dept.

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: SEAMAN SUBDIVISION
PLANNING BOARD APPLICATION NO. 00-23

I have reviewed the cost estimate submitted in connection with the subject application. Attached hereto is a revised bond estimate in an amount of \$42,065 for the improvements associated with the subdivision. The applicant must submit a performance security in that amount in a form acceptable to the Town Attorney.

An inspection fee of \$1096 for the work should be collected at approval.

Please insure that Phil has Oked the sewer easement document and the snow removal easement document.

Please let me know if you need anything further.

Mark

NW80-23-Closeout 120903.doc
MJE/mt

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

Mr. Austerlitz 914-447-5180
354-3021 fax

APR-10-2003 THU 04:36 PM DAY GOLD

FAX NO. 1212 8136

P. 02

FROM: NICK CARLAPOLLI JR

FAX NO. : 914534368

Apr. 10 2003 02:32PM P1

APR-03-03 02:08P Robert S. Murray Jr.

P.02

LOUIS J. CASCINO, P.E.

35 Alder Drive
New Windsor, NY 12553
Phone 845-496-4908 Fax: 845-496-0581
lcascino@nwcrr.com

COST ESTIMATE

Minor Subdivision

J. Ted Seaman

Knox Road

Town of New Windsor, NY

ITEM	UNIT	UNIT COST	QUANTITY	COST
Maintenance Protection of Traffic	L.S.			\$1000
Clearing & Grubbing	L.S.			1300
Vegetation Removal in Town ROW	L.S.			200
Silt Fence	L.F.	2.00	400	800
Excavation	C.Y.	15.00	200	3000
Item 4 Base Course, NYS DOT Type 3	Tons	20.00	120	2400
Crushed Shale Sub-Base 300 x 24 x 1 1/2	Tons	20.00	240	4800
3" Binder, NYS DOT Type 3	Tons	40.00	30	1200
Double Surf. Treat., incl. tackcoat	S.Y.	2.00	800	1600
Shoulder ditching, incl. stone rip rap	L.F.	8.00	125	1000
Sewer Manhole's	E.A.	2000	2	4000
Sewer Inverts	E.A.	500	3	1500
8 Dia. Sewer incl. bedding	L.F.	25.00	210	5250
3 - 1" Dia. water line in single trench	L.F.	22.00	180	3960
2 - 1" Dia. water line in single trench	L.F.	21.00	35	735
3 - 1" Dia. water line in single trench	L.F.	20.00	275	5500
Wet tape - transite water main	E.A.	4.00	3	1200
Dry Wells Absorption Basins w/stone	E.A.	2000	3	6000
Seeding	L.S.			400
Total Items				\$ 46,045
Contingency 10% Plus or Minus				4,605
Total Cost				\$ 50,650

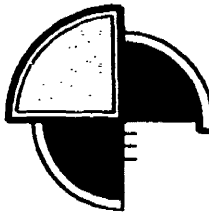
* Cost estimates (for bonding purposes) shown are for the total project, and reflect construction costs within both Town R.O.W. and Town Easements, including "turn-around" and snow removal storage area. Water lines terminate at shut off valves located on each individual lot. Sewer lines terminate at manhole located in cul-de-sac Easement. Water service lines from house to shut off valves, and house sewer lines to collection system are to be borne by individual lot owners. Paved driveway costs are also to be borne by owners.

Costs within Town R.O.W. = \$20,400
Cost within Town Easement = \$30,100
Cost Total Project = \$ 50,500



Revised 3/30/03

841 270
255 add 1270
\$1096
TOTAL P.02



ROBERT S. MURRAY L.L.S. P.C.

LAND SURVEYING – SUBDIVISION DESIGN – CONSTRUCTION STAKEOUT
GLOBAL POSITIONING SURVEYS

2679 Route 17M

Suite 201

Goshen, New York 10924

Telephone 845-291-0944

Nick Cardaropli
P.O.Box 487
Cornwall on Hudson, New York 12520

April 09, 2003

RE: DESCRIPTION OF PROPOSED SANITARY SEWER EASEMENT

“MINOR SUBDIVISION of property for J TAD SEAMAN”

Town of New Windsor – Orange County – New York

Beginning at a point on the centerline of Max Court. Said point further referenced as being SOUTH 78 degrees – 30 minutes – 00 EAST, 25.26 feet from the most northwesterly corner of filed map lot #1.

Thence from said point of beginning SOUTH 78 degrees–30 minutes–00 seconds EAST Along the most northerly line of filed map lot #2 of the previously mentioned filed map 9.80 feet to a point.

Thence SOUTH 02 degrees – 41 minutes – 38 seconds WEST, through the private right-of-way known as Max Court, 82.94 feet to a point.

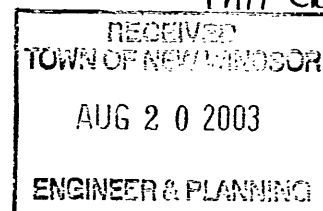
Thence NORTH 87 degrees – 18 minutes – 22 seconds WEST continuing through the private right-of-way known as Max Court 15.00 feet to a point.

Thence NORTH 02 degrees – 41 minutes – 38 seconds EAST continuing through the private right-of-way known as Max Court, 85.27 feet to a point.

Thence SOUTH 78 degrees – 30 minutes – 00 seconds EAST along the most northerly line of filed map lot #1 and continuing through the private right-of-way Known as Max Court, 5.38 feet to the point and place of beginning.

CONTAINING: 1,262 +/- sq.ft.

*Gave original w/map to
Phil Crotty*



*8/20
CC: M E*

MENTS

ER

ROVIDED

LOT 2 LOT 3

993 sq.ft. including private road

827 sq.ft. including private road

103.2' +/-

40 feet

35 feet

2.75 feet

22,657 sq.ft. including private road

18,474 sq.ft. excluding private road

104.5' +/-

40 feet

35 feet

15 feet / 30 feet

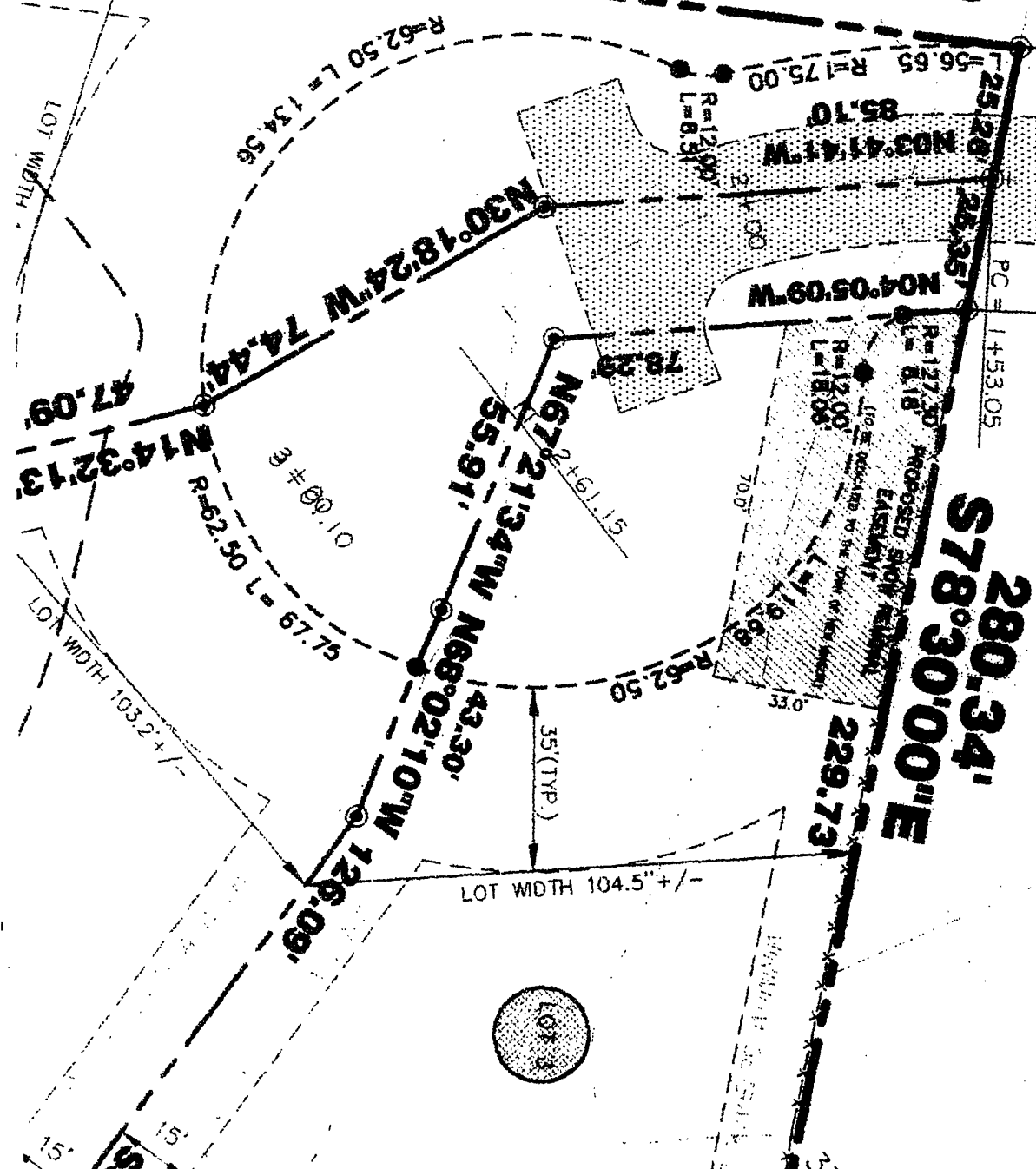
145.92 feet

5'14"E

245.25'

374

372



LOT 3

**New York State Department of Environmental Conservation
Division of Water, Region 3**

200 White Plains Road – 5th Floor, Tarrytown, New York 10591-5805

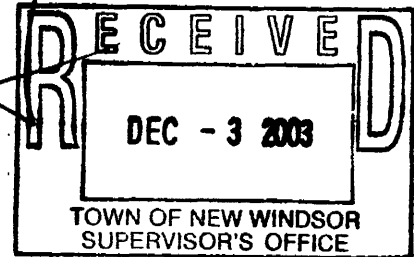
Phone: (914) 332-1835 • FAX: (914) 332-4670

Website: www.dec.state.ny.us



December 1, 2003

Mr. Michael E. Miele, P.E.
Landtech Engineering & Consulting, P.L.L.C.
Crossroads Corporate Center
One International Blvd.
Suite 203
Mahwah, New Jersey 07495



Re: Approval of Plans and Specifications for Sanitary Sewer Extension
to Serve J. Tad Seaman 3-lot Subdivision
Town of New Windsor, Orange County

Dear Mr. Miele:

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of the installation of approximately 225 linear feet of 8 inch PVC gravity sewer main connected through 2 manholes to an existing sewer manhole as shown on plans dated September 24, 2001, prepared by Robert S. Murray, L.L.S., P.C., consisting of 3 sheets, last revised September 17, 2002.

By initiating the construction of the said project covered by the approval of the plans and specifications, the applicant accepts and agrees to abide by and conform with the following:

- 1) This approval is issued pursuant to SPDES Permit No. 0022446 (Town of New Windsor Wastewater Treatment Plant).
- 2) That this approval letter shall be maintained on file by the applicant.
- 3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- 4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- 5) That the facilities shall be fully constructed and completed in compliance with Plans as approved on December 1, 2003.

cc: Eg, Ho / M. C. Goey / ~~Myra~~ / ~~John P. B.~~
B. B. Buck

Page 2

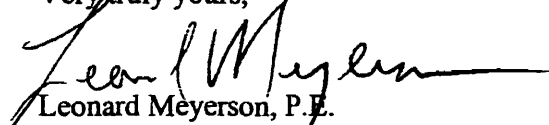
December 1, 2003

Mr. Michael E. Miele, P.E.

- 6) That this office is to be notified when construction commences.
- 7) That the engineer will forward the results of the leakage tests of the completed work to this Department.
- 8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- 9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch the pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.
- 10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the Orange County Health Department.

Very truly yours,


Leonard Meyerson, P.E.
Regional Water Engineer
Region 3

LM:AC:dc

Enclosure

cc: Orange County Health Department w/enclosure
Supervisor and Town Board, Town of New Windsor ✓

1. NAME OF APPLICANT J. TAD SEANON		2. LOCATION OF WORKS (City, Village, Town) TOWN OF NEW WINDSOR		3. COUNTY ORANGE	
4. ENTITY OR AREA SERVED TOWN OF NEW WINDSOR		5. TYPE OF OWNERSHIP <input type="checkbox"/> Commercial <input type="checkbox"/> Private - Other <input type="checkbox"/> Authority <input type="checkbox"/> Interstate <input type="checkbox"/> Sewage Works Corp. <input type="checkbox"/> Private - Institutional <input type="checkbox"/> Federal <input type="checkbox"/> International <input type="checkbox"/> Industrial <input type="checkbox"/> Private - Home <input type="checkbox"/> Board of Education <input type="checkbox"/> State <input type="checkbox"/> Indian Reservation			
6. TYPE AND NATURE OF CONSTRUCTION Collection System <input type="checkbox"/> New <input checked="" type="checkbox"/> Additions or Alterations		Treatment and/or Disposal <input type="checkbox"/> New <input checked="" type="checkbox"/> Additions or Alterations		7. ESTIMATED COST OF CONSTRUCTION Collection System \$ 45,500	
8. TYPE OF WASTE <input checked="" type="checkbox"/> Sewage <input type="checkbox"/> Industrial (Specify) _____ <input type="checkbox"/> Other (Specify) _____					
9. NAME OF RECEIVING TREATMENT WORKS TOWN OF NEW WINDSOR SEWER PLANT CAESAR LANE		10. POINT OF DISCHARGE Surface Water: (Name of Watercourse) MOODNA CREEK Ground Water: (Name of Watercourse to which ground water is tributary) MOODNA CREEK		NYS DEC - REGIONAL CROSS TARRYTOWN OFFICE	
11. IS STATE OR FEDERAL AID APPLIED FOR? <input type="checkbox"/> Yes <input type="checkbox"/> No Give Project No. _____		LOCATION (City, Village, Town) TOWN OF NEW WINDSOR		TYPE OF PERMIT <input type="checkbox"/> NPDES <input checked="" type="checkbox"/> SDDES	
		PERMIT NO. NY0022446		DATE ISSUED 1997	
12. NAME OF DESIGN ENGINEER LOUIS J. CACCINO, P.E.		NEW YORK STATE LICENSE NO. -47764		TELEPHONE NO. BAE-496-4508	
ADDRESS 35 ADLER DRIVE, NEW WINDSOR, N.Y.					
13. WATER CONSUMPTION (GPD) Present 3.5 MGPD		Future 4.0 MGPD (PENDING)		Design Year _____	
14. POPULATION SERVED Present 25,000		Future 30,000 ±		Design Year _____	
15. AVERAGE DAILY FLOW FOR NEW OR EXISTING TREATMENT WORKS (GPD) Present 3.5 MGPD		Future 4 MGPD		Design Year _____	
16. SOURCE OF WATER SUPPLY (If private well, give location, type, depth and character of soil) NEW YORK CITY AQUEDUCT TAP		17. DESIGN EQUIVALENT POPULATION (BOD Basis) Design Flow _____ GPD Design Plant Error: _____			
18. GIVE NUMBER, CHARACTER AND DISTANCE OF ANY BUILDINGS WHICH MAY BE AFFECTED BY THE PROPOSED TREATMENT WORKS N/A		19. DESCRIBE PROPOSED OR EXISTING STORM WATER DISPOSAL PROPOSED STORM WATER FROM 3 LOT SUBDIVISION TO DRAIN INTO 3 NEW DRY WELL CATCH BASINS.			
ADDITIONAL INFORMATION MUST BE SUBMITTED FOR PRIVATE AND INSTITUTIONAL SYSTEMS.					
20. INDICATE ON U.S.G.S. TOPOGRAPHIC MAP EXACT LOCATION OF SEWAGE TREATMENT WORKS AND ADJACENT BUILDINGS. SHOW LOCATION OF ALL WELLS OTHER SOURCES OF WATER SUPPLY WITHIN 200' OF THE PROPOSED WORKS. GIVE DESCRIPTION OF THESE SOURCES AND CHARACTER OF SOIL. SEE ATTACHED USGS CORNWALL QUADRANGLE FOR LOCATION OF PROPOSED 3 LOT SUBDIVISION AND EXISTING TOWN OF NEW WINDSOR SEWER PLANT.					
21. STATE DEPTH BELOW EXISTING GROUND SURFACE AT WHICH GROUND WATER IS ENCOUNTERED NO DEEP TESTS TAKEN PROP. 3 LOT SUBDIVISION TO BE SERVED BY MUNICIPAL SEWER DISTRICT. 200' EXTENSION.		22. DESCRIBE SOIL AT SITE OF PROPOSED WORKS. GIVE DESIGN BASIS AND OBSERVED SOIL PERCOLATION RATE DATA (Use additional sheet, if necessary) SOIL AT PROPOSED 3 LOT SUB-DIVISION COMPRISES MARDIN GRAVELLY SILT LOAM, MODERATELY WELL DRAINED 3-8% SLOPES AND ERIE GRAVELLY SILT LOAM POORLY DRAINED 0-3% SLOPES.			

NOTE: All applications must be accompanied by plans, specifications and completed Form BSP-65 (appropriate portions). The submission must conform to a previously approved engineering report describing the system in detail. The plans must be stamped with the designing engineer's seal and must be of sufficient clarity and eligibility to permit satisfactory microfilming. Only white prints will be accepted because of the difficulty of microfilming blue prints. There must be a blank area, at least 4" x 7", in the lower right corner of each sheet so that the approval stamp may be placed on the face of the plans.

Any deviation from the Department's standards for wastewater collection and treatment facilities must be explained in detail.

Approved plans are to be returned to: ☒ Applicant ☐ Engineer *& Town of New Windsor*

If the application is signed by a person other than the applicant shown in Item 1, the application must be accompanied by a letter of authorization. Failure to comply with this provision may be grounds for the rejection of any submission.

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Signatures and Official Titles: _____

Mailing Address: _____

Date of Application: _____

REMARKS:

AS OF 12-1-03

PROPERTY NOW OWNED BY:

SHEFA ASSOCIATES

RUBIN AUSTERLITZ
72 WASHINGTON AVENUE
SPRING VALLEY, NY 10977

914-447-5180

SEAMAN SUBDIVISION (00-23)

Mr. Robert Murray appeared before the board for this proposal.

MR. PETRO: The application was rescheduled for 11 December, 2002 meeting and comments were prepared. The applicant was a no show. Attached are my review comments for the December meeting. The information on the plan appears correct for the zone and use bulk table has been corrected as requested. Fire inspector and planning board previously approved the T turnaround configuration. In addition, the overall layout of the roadways, and a review of the drainage issues was considered in a field meeting with the Highway Superintendent on 9/16/02. So we have over here with highway disapproved, need area for snow storage push off.

MR. EDSALL: That's on the plans.

MR. PETRO: So that's a while ago. So I don't know if he's seen your new plan or you have met with him.

MR. MURRAY: Yes, you should have a copy.

MR. EDSALL: Well, I don't know that he's responded but on the date that you referenced Jim, the 16th of September, we met out in the field and I kept the list of all the requirements between the two of us and he's addressed all the comments that we had in the field.

MR. PETRO: On the plan?

MR. EDSALL: On the plans. And I've got a couple minor adjustments that need to be made but the plans comply with the field meeting.

MR. PETRO: Plans will comply with what Mr. Kroll wants done, so we can assume that he's complied with it and we can go ahead and approve it.

MR. EDSALL: Right and the turnaround easement and snow disposal easement must be properly called out on the plan and an easement agreement should be prepared for

review by the Town Attorney. The plan is in conformance with the meeting we had in the field.

MR. PETRO: Do you want to make a presentation? Do you want to say anything?

MR. MURRAY: I'd like to request final approval for Jane and Tad Seaman tonight. This is the first meeting that I have attended on this and I know that Tad attended a number of meetings from what I understand so there has been a bit of confusion here, but I think at this point, we should just about be there. It's tax map reference is Section 6, Block 5, Lot 46.3, it's Town of New Windsor, it's located off an existing 50 foot right-of-way stub being a part of Windsor Estates final map lot number 1637. At the point where it reaches our property from that point on we're going to, it will be a private road from that point on, we'd like to request a T turn instead of a cul-de-sac.

MR. PETRO: I thought we were passed that, the T turn?

MR. EDSALL: As long as the board doesn't object, the highway superintendent has written off on it and given the number of lots, it's probably appropriate.

MR. PETRO: We talked about that at one meeting.

MR. EDSALL: I think you agreed to it. The only concern I have, Jim, for a conditional approval is my second bullet with the status of the sewer main approval, I don't know if you can, unless you've gotten something back from DEC, I don't even know if it's been submitted to them. I'm waiting to get some record of where the engineer stands on that.

MR. MURRAY: I submitted this for your review back in November.

MR. EDSALL: Back from DEC?

MR. MURRAY: This is what I gave to you.

MR. EDSALL: We comments on the sewer but--

MR. MURRAY: And--

MR. EDSALL: Did the application ever go to DEC and to the Town Board?

MR. MURRAY: You were going to review it and we were going to go from there.

MR. EDSALL: I remember seeing the plans but no application.

MR. MURRAY: I dropped it off at your office the day after Thanksgiving, you were on vacation.

MR. PETRO: Mark, the bottom line?

MR. EDSALL: I don't have any in the file, it's a surprise to me.

MR. PETRO: You're going to handle that anyway, we're not going to decide anything on it.

MR. EDSALL: It's DEC's call.

MR. PETRO: So what we can do just make it a condition.

MR. EDSALL: It's, to be honest with you, it's a very short extension to the sewer system, as I understand it, from speaking with Tad Seaman, they have already negotiated the reallocation agreement and I think he's talked to Phil Crotty already, so at this point, it's a procedural approval. Myra, did we adopt a negative dec on this?

MR. PETRO: We certainly had a public hearing.

MS. MASON: Yes.

MR. EDSALL: So the negative dec was adopted.

MS. MASON: On 9/12/2001.

MR. EDSALL: Well, that really closes SEQRA and that's what DEC would need to finish. So I listed the comments in preparation if you wanted to do a

conditional so my bullets are that.

MR. PETRO: Do any of the members have anything else they want to go over on this plan? I think we've seen it, this will be the fourth or fifth time.

MR. ARGENIO: There was an issue about the right-of-way, Mark, wasn't, there do you recall where the property lines were?

MR. EDSALL: The one issue I had was the original plan that was submitted called for changes in the road grade to match in the private road to the existing stub of a town road. When Bob and Henry and I met in the field, we found out what was being proposed on the original plans was absolutely unnecessary, so Bob has changed the plans. So the existing driveways from the two neighbors that come out into the town road stub are not affected at all. So the only affect on those properties is that they encroach. I believe there was some fences and landscaping that they put in the town right-of-way that would obstruct sight distance may have to go but that's on town property anyway so Henry said he'd coordinate that.

MR. PETRO: Curbing there already?

MR. EDSALL: Curbing up the stub portion.

MR. MURRAY: Not all the way.

MR. ARGENIO: One of the instructions I remember you giving Mark and the Chairman giving to the engineer of record at the time was that you need to identify the location of the right-of-way between Knox Drive and these lots, do you recall that?

MR. EDSALL: I think Bob was going to stake that out in the field.

MR. MURRAY: It has been staked out.

MR. ARGENIO: Clearly identified and the work proposed falls within those right-of-ways?

MR. MURRAY: Yes.

MR. ARGENIO: I think that ties into what you were just saying about some of the residents were saying that they had bushes and such that and there was a little confusion as to whether or not the bushes were on their property or the town's property and your statement of a few minutes ago clears that up.

MR. EDSALL: Split rail fence and some other improvements that were put off this property onto the town right-of-way. One of the reasons normally if it's a non-issue safety wise, it's something that may not be pursued but here you have a case where there's going to be traffic exiting the private road down the stub and the plantings could obstruct sight distances coming out of the driveways. So Henry's going to evaluate that when it's in construction, if it has to go, it's got to go.

MR. ARGENIO: Relative to that, let me just mention something, stockade fences, bushes and such when you say it has to go, does that mean they're demolished and disposed of by town forces or the developer has to relocate them further back 10, 20 or 30 feet so they're on the people's property?

MR. EDSALL: I don't think that's been concluded. Henry probably would have the option to offer to have the people before it's disturbed have the ability to relocate their improvement. I don't know that this developer would want to touch private improvements that were put in improperly in case the fence is decayed, when they go to move it, it breaks, then they're responsible. But we'll deal with it out in the field. If it's in good shape and we can work something out, we'll try to get everybody together.

MR. PETRO: I'm going to read in the comments from Mark, they're going to be considered subject-to's, your plans will not be stamped until they're all met and done, you know, and to Mark's consent. All right? You don't have to come back to the board. The applicant should submit a draft copy of the private road maintenance declaration to the planning board attorney

in recorded form to review. Applicant should submit a copy of the approval for the sewer main extension, turnaround easement and snow disposal easement must be properly called out on the plan and easement agreement should be prepared for review by the town attorney, sewer easement for the public sewer should be prepared, there is a possibility this could be a common document with an aforementioned easement. The planning board should require that a bond estimate for this be submitted for the subdivision for the public improvements in accordance with Chapter 19 of the Town Code. Applicant will be required to submit private road completion bond per the requirements of Section A60-10(A)(8) of the town street specifications prior to posting the bond, a cost estimate should be submitted for the review and approval. 911 numbering and name of the road, they should be coordinated with the fire inspector. You're representing the owner, if we do a final approval, you'll consent to all these?

MR. MURRAY: Yes.

MR. PETRO: Motion for final approval.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Seaman subdivision off Knox Drive with all the subject-to's that I just read in prior to the motion. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



Sandcastle Homes

#2 Corporate Drive • Suite 201 • Central Valley, NY 10917
Phone (914) 928-9691 • (800) 836-8520 • Fax (914) 928-7832

May 28, 2003

Via Hand Delivery by Nick Cardaropoli, Jr.

Ms. Myra Mason
Planning Board Secretary
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

RE: Seaman Subdivision
Planning Board App. No. 00-23

Dear Ms. Mason:

In accordance with State law we respectfully request two 90 day extensions on the conditional final approval for the above referenced sub-division. This time will be used to clear all conditions of the final approval.

As per our records this extension will bring the date of the conditional final approval to 1/17/04.

Please do not hesitate to contact me if you have any questions regarding the above.

Sincerely,

SANDCASTLE HOMES INC.

Nick Cardaropoli, Jr.
President

Cc: Mr. Charles Frankel

5 Aug
0 Resp

REQUEST FOR EXTENSION OF APPROVAL - SEAMAN SUBDIVISION

MR. PETRO: In accordance with State law, request two 90 day extensions on the conditional final approval for the above-referenced subdivision at this time. It will be used to clear all conditions for final approval as per our records. This extension will bring the date of conditional final approval to 1/17/04.

MR. EDSALL: That's the correct date to the day.

MR. PETRO: Sandcastle Homes Inc. motion for 180 days extension.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded, this is the Seaman subdivision, planning board approval number 11-23, motion has been made and seconded that the New Windsor Planning Board grant two 90 day extensions on the conditional final approval. Any further comments? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

PROJECT I.D. NUMBER

617.21

Appendix C

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>J. Tad Seaman</u>	2. PROJECT NAME <u>Seaman Subdivision</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u> <u>County</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>At the Southeasterly corner of Knox Drive,</u> <u>on the south side of the road. Town of New Windsor</u> <u>Tax Map 6-5-46.3</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Minor Subdivision of approximately 1.66 acres</u> <u>into three lots, 0.50 acres, 0.64 acres, 0.52 acres respectively</u> <u>water and sewer will be provided by connection to municipal</u> <u>water & sewer.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.66</u> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>R-4 zoning district - 15,000 sq.ft minimum lot area.</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>Town of New Windsor Planning Board Approval</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>J. Tad Seaman</u>	Date: <u>12/11/00</u>
Signature: <u>J. Tad Seaman</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

00-23

RECEIVED

DEC 11 2000

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THREE IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☒ Yes ☐ No *4/A coord letter issued. 12-2000*

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
NONE

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☒ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board
Name of Lead Agency

James Petr...
Print or Type Name of Responsible Officer in Lead Agency

Chairman
Title of Responsible Officer

[Signature]
Signature of Responsible Officer in Lead Agency

[Signature]
Signature of Preparer (if different from responsible officer)

12 Sept 2001
Date

1. NAME OF APPLICANT J. TAD SEAMAN		2. LOCATION OF WORKS (City, Village, Town) TOWN OF NEW WINDSOR		3. COUNTY ORANGE
4. ENTITY OR AREA SERVED TOWN OF NEW WINDSOR		5. TYPE OF OWNERSHIP <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Sewage Works Corp. <input type="checkbox"/> Private - Home <input type="checkbox"/> Private - Other <input type="checkbox"/> Private - Institutional <input type="checkbox"/> Board of Education <input type="checkbox"/> Authority <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Interstate <input type="checkbox"/> International <input type="checkbox"/> Indian Reserve		
6. TYPE AND NATURE OF CONSTRUCTION Collection System <input type="checkbox"/> New <input checked="" type="checkbox"/> Additions or Alterations		Treatment and/or Disposal <input type="checkbox"/> New <input checked="" type="checkbox"/> Additions or Alterations		7. ESTIMATED COST OF CONSTRUCTION Collection System \$ 45,500
8. TYPE OF WASTE <input checked="" type="checkbox"/> Sewage <input type="checkbox"/> Industrial (Specify) _____ <input type="checkbox"/> Other (Specify) _____				
9. NAME OF RECEIVING TREATMENT WORKS TOWN OF NEW WINDSOR SEWER PLANT CAESARS LANE		10. POINT OF DISCHARGE Surface Water: (Name of Watercourse) MOONDA CREEK Class _____ Ground Water: (Name of Watercourse to which ground water is tributary) MOONDA CREEK Class _____		
11. IS STATE OR FEDERAL AID APPLIED FOR? <input type="checkbox"/> Yes <input type="checkbox"/> No Give Project No. _____		LOCATION (City, Village, Town) TOWN OF NEW WINDSOR		
		TYPE OF PERMIT <input type="checkbox"/> NPDES <input checked="" type="checkbox"/> SPOES		PERMIT NO. NY002246
		NEW YORK STATE LICENSE NO. -47764		DATE ISSUED 1997
12. NAME OF DESIGN ENGINEER LOUIS J. CACCINO, P.E.				
ADDRESS 35 ADLER DRIVE, NEW WINDSOR, N.Y.				
TELEPHONE NO. 845-896-4508				
13. WATER CONSUMPTION (GPD) Present 3.5 MGPD Future 4.0 MGPD (PENDING) Design Year _____				
14. POPULATION SERVED Present 25,000 Future 30,000 ± Design Year _____				
15. AVERAGE DAILY FLOW FOR NEW OR EXISTING TREATMENT WORKS (GPD) Present 3.5 MGPD Future 4 MGPD Design Year _____				
16. SOURCE OF WATER SUPPLY (If private well; give location, type, depth and character of soil) NEW YORK CITY AQUEDUCT TAP		17. DESIGN EQUIVALENT POPULATION (BOO Basis) Design Flow _____ Design Plant Effici. _____ GPD		
18. GIVE NUMBER, CHARACTER AND DISTANCE OF ANY BUILDINGS WHICH MAY BE AFFECTED BY THE PROPOSED TREATMENT WORKS N/A		19. DESCRIBE PROPOSED OR EXISTING STORM WATER DISPOSAL PROPOSED STORM WATER FROM 3 LOT SUBDIVISION TO DRAIN INTO 3 NEW DRY WELL CATCH BASINS.		
ADDITIONAL INFORMATION MUST BE SUBMITTED FOR PRIVATE AND INSTITUTIONAL SYSTEMS.				
20. INDICATE OF U.S.G.S. TOPOGRAPHIC MAP EXACT LOCATION OF SEWAGE TREATMENT WORKS AND ADJACENT BUILDINGS. SHOW LOCATION OF ALL WELLS OTHER SOURCES OF WATER SUPPLY WITHIN 200' OF THE PROPOSED WORKS. GIVE DESCRIPTION OF THESE SOURCES AND CHARACTER OF SOIL. SEE ATTACHED USGS CORNWALL QUADRANGLE FOR LOCATION OF PROPOSED 3 LOT SUBDIVISION AND EXISTING TOWN OF NEW WINDSOR SEWER PLANT.				
21. STATE DEPTH BELOW EXISTING GROUND SURFACE AT WHICH GROUND WATER IS ENCOUNTERED NO DEEP TESTS TAKEN PROP. 3 LOT SUBDIVISION TO BE SERVED BY MUNICIPAL SEWER DISTRICT. 200' ± EXTENSION.		22. DESCRIBE SOIL AT SITE OF PROPOSED WORKS. GIVE DESIGN BASIS AND OBSERVED SOIL PERCOLATION RATE DATA (Use additional sheet, if necessary) SOIL AT PROPOSED 3 LOT SUB-DIVISION COMPRISES MARDIN GRAVELLY SILT LOAM, MODERATELY WELL DRAINED 3-8% SLOPES AND ERIE GRAVELLY SILT LOAM POORLY DRAINED 0-3% SLOPES.		

NOTE: All applications must be accompanied by plans, specifications and completed Form BSP-65 (appropriate portions). The submission must conform to a previously approved engineering report describing the system in detail. The plans must be stamped with the designing engineer's seal and must be of sufficient clarity and eligibility to permit satisfactory microfilming. Only white prints will be accepted because of the difficulty of microfilming blue prints. There must be a blank area, at least 4" x 7", in the lower right corner of each sheet so that the approval stamp may be placed on the face of the plans.

Any deviation from the Department's standards for wastewater collection and treatment facilities must be explained in detail.

Approved plans are to be returned to: ☒ Applicant ☐ Engineer & Town of New Windsor

If the application is signed by a person other than the applicant shown in Item 1, the application must be accompanied by a letter of authorization. Failure to comply with this provision may be grounds for the rejection of any submission.

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Signatures and Official Titles: _____

Mailing Address: _____

Date of Application: _____

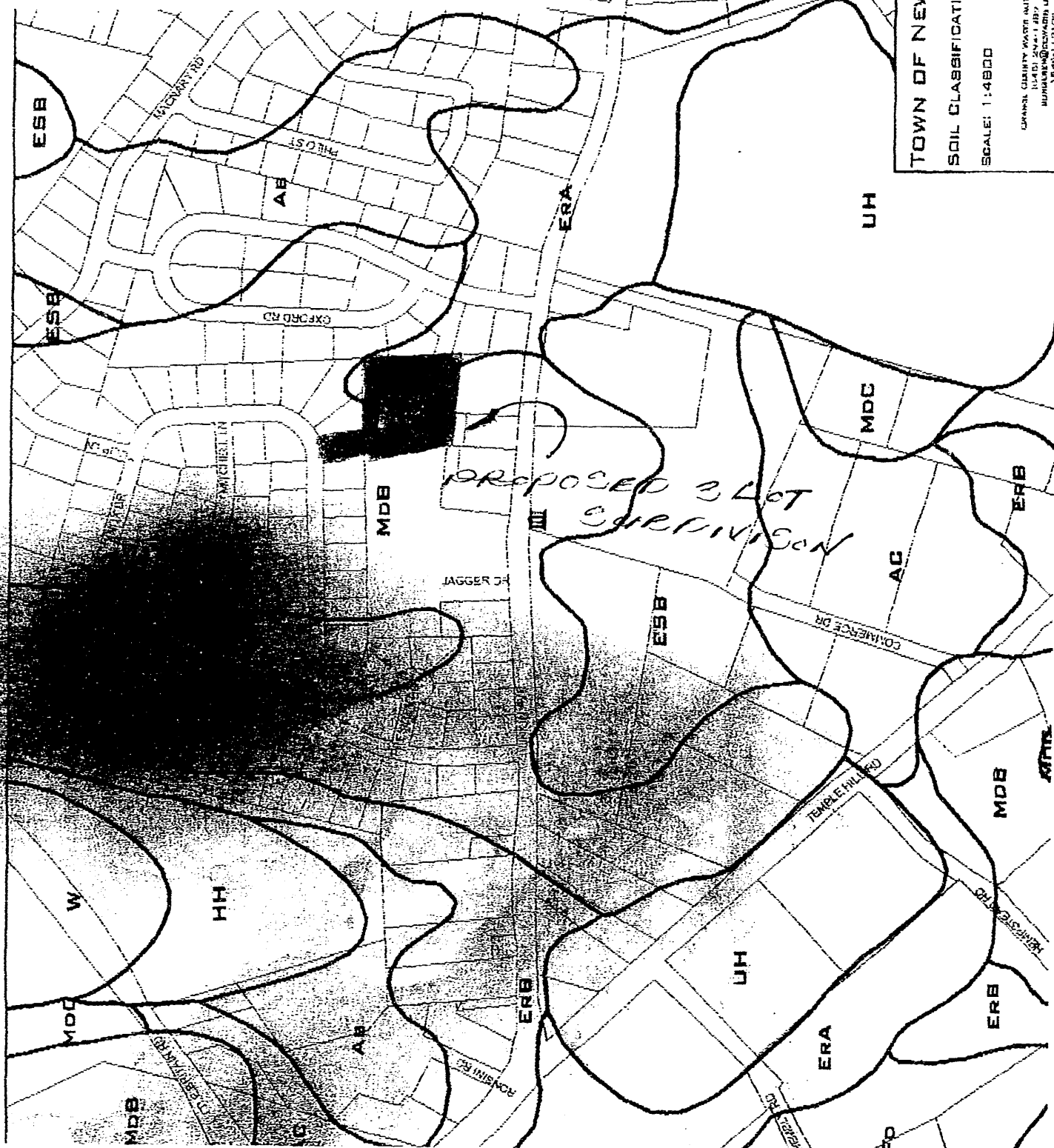
REMARKS:

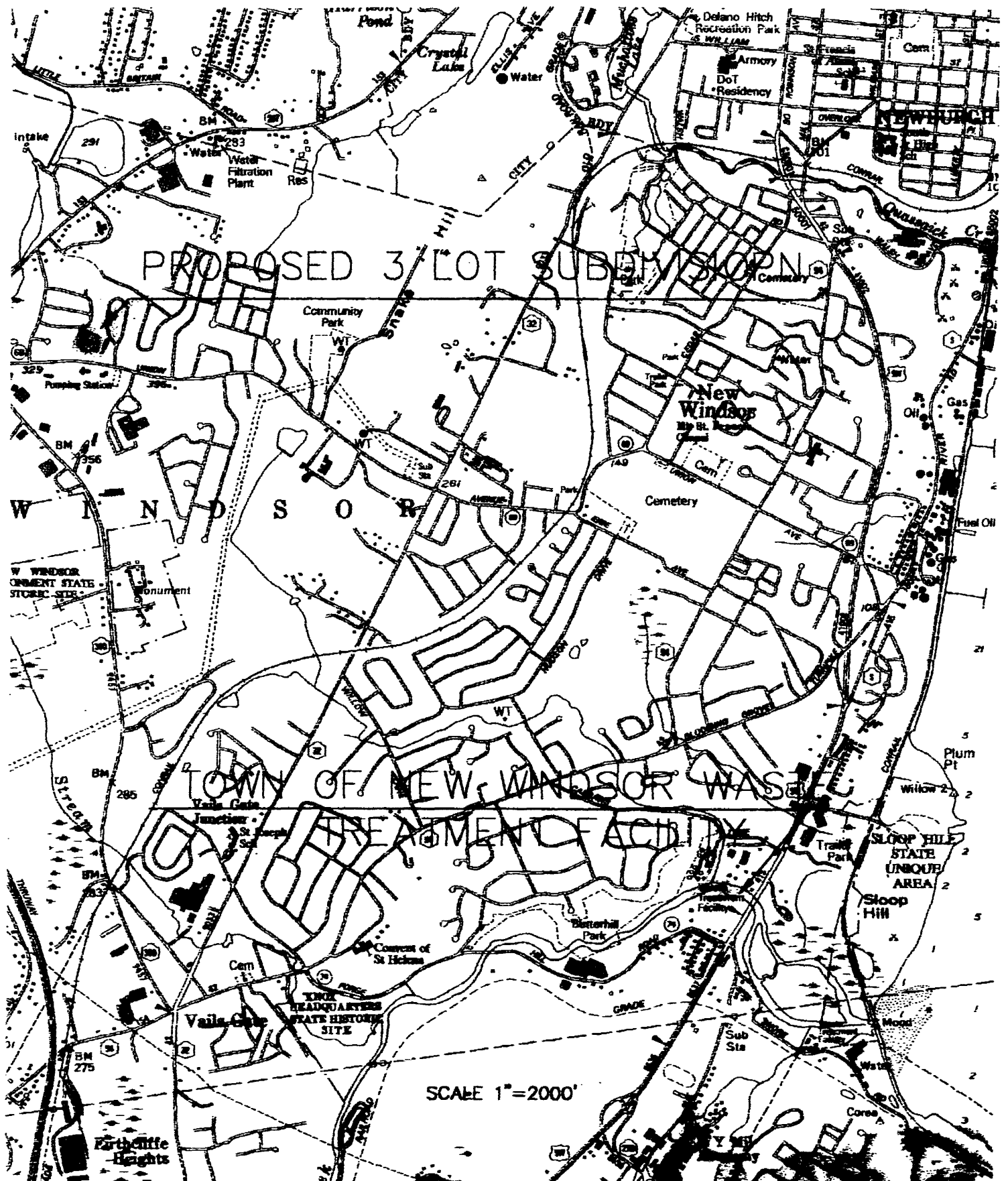
LOW: PLEASE CALL IF ALL IS OK

Post-it® Fax Note 7671

Date 21 NOV # of pages 1

To LOW CASINO	From STEVE UNGERER
Co./Dept.	Co. OCWA
Phone # 496-4508	Phone # 294-1387
Fax # 496-0584	Fax # 294-9712





**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

Seaman Reallocation

1st october 2
AGREEMENT entered into this day of ~~March~~, 2001, between MOODNA CREEK DEVELOPMENT, LTD., a New York corporation with principal place of business at MILLPOND CONDOMINIUM, Mill Street, Cornwall, New York, mailing address Mill Street Cornwall, New York 12518 hereafter called "MOODNA," and Jane E. Seaman, P.O. Box 66 Mountainville, New York hereinafter called "DEVELOPER".

WITNESSETH:

WHEREAS, MOODNA is engaged in the business of providing industrial and sanitary sewer services and has the control of the operations and capacity of the Moodna Creek Development Ltd. sewage treatment plant and system of the Town of Cornwall Majestic Sewer District hereafter referred to as "DISTRICT;" and

WHEREAS Jane E. Seaman is the contract purchaser of a parcel of property tax map designation Section 6 Block 5, Lots 46.3, in the Town of New Windsor it intends to develop as a residential development, consisting of three (3) single-family residence units known as Seaman Subdivision, Knox Drive, but requires central sanitary sewer service to secure necessary land use approvals; and

WHEREAS there is sewage treatment capacity owned and under control of MOODNA that can be allocated to and used by the DEVELOPER to provide sanitary sewer service for its development; and

WHEREAS the parties desire to enter into an Agreement to provide for those various matters.

NOW THEREFORE it is mutually agreed as follows:

1. MOODNA makes the following representations as to the following legal and factual matters:

A. The Towns of New Windsor and Cornwall entered into an agreement on August 18, 1970 by which the New Windsor sewage treatment plant would accept 1.25 mgpd of sewage from Cornwall. This is referred to as the New Windsor-Cornwall AGREEMENT.

B. The Town of Cornwall established the Majestic Sewer DISTRICT which included the former Majestic Weaving Company property, (hereafter MAJESTIC PROPERTY).

C. The Town of Cornwall entered into an Agreement on August 18, 1970 with Bethesda Properties Inc. (hereafter BETHESDA), which was the then owner of the MAJESTIC PROPERTY by which the services to Cornwall under the New Windsor-Cornwall Agreement were designated for and exclusively allocated to BETHESDA, referred to as contract total capacity. This is referred to as the Cornwall-Bethesda Agreement.

D. The Majestic Property its rights and appurtenances including the sanitary sewer system and capacity were acquired by Moodna Creek Development Ltd. (hereafter "MOODNA") by deed from Bethesda Properties Inc. dated November 20, 1985 recorded November 20, 1985 in Liber 2443 of deeds, page 108.

E. The Towns of New Windsor and Cornwall entered into an AGREEMENT on October 19, 1983 which amended the New Windsor-Cornwall Agreement. That amendment is referred to as New Windsor-Cornwall Amendment.

F. The Town of New Windsor and BETHESDA entered into an Agreement on August 5, 1977 by which certain matters were provided for between them. This is referred to as the New Windsor-Bethesda Agreement, Exhibit 4.

G. MOODNA by virtue of the terms of the deed described in D and as the owner of Unit 3 in Millpond Condominium owns the exclusive right to operate the system and utilize, allocate and dispose of daily discharge capacity.

H. The Towns of New Windsor and Cornwall have by agreement between them dated June 16, 1993 amended the New Windsor-Cornwall Agreement as amended to reduce the allocated capacity from 1.25 gpm to .650 gpd for Cornwall, and releasing back to New Windsor .600 gpd., hereinafter referred to as "released capacity".

I. Moodna has entered into agreements with Cornwall on June 14, 1993 to modify the Cornwall-Bethesda Agreement, and New Windsor on August 13, 1993 to modify the New Windsor-Bethesda Agreement so as to effectuate a procedure for the reduction in capacity to .650 mgpd for Cornwall and release back to New Windsor .600 mgpd.

J. Agreements referred to above in paragraphs A, C, E, F, H and I are in good standing and are in full force and effect.

2. DEVELOPER makes the following representations as to the following legal and factual matters:

A. She is the owner of real property (hereafter "PROJECT") located in the Town of New Windsor identified as tax map Section 6, Block 5, Lot 46.3.

B. The project is the premises known as Seaman Subdivision, Knox Drive a 3 lot Subdivision.

3. MOODNA agrees to allocate and set aside for the exclusive, continuous and irrevocable use of DEVELOPER One Thousand Fifty (1050) gallons of daily sewage service discharge capacity per day, hereafter "ALLOCATED CAPACITY." MOODNA will execute such documents as may be required to irrevocably commit from the released capacity the allocation hereby made to DEVELOPER and MOODNA shall forbear daily from utilizing the ALLOCATED CAPACITY.

4. MOODNA will transfer, set over and assign from time to time and after payment has been received by MOODNA the ALLOCATED CAPACITY to DEVELOPER by executing such documents as are reasonably required to transfer the rights to DEVELOPER to have the sanitary sewage generated from the DEVELOPER'S project received by and accepted into the New Windsor sewage treatment plant.

5. MOODNA shall, as may be reasonably determined by the municipal boards from which approvals may be necessary, pursue obtaining such additional municipal consents and approvals as may be necessary to effectuate and implement the purposes of this Agreement. DEVELOPER will extend reasonable cooperation to MOODNA upon receiving reasonable prior notice to execute necessary documents, attend meetings and hearings and provide relevant information.

6. Notwithstanding paragraph 5, if required, DEVELOPER will promptly and initially prepare, execute and deliver all necessary documents, and make application to the Town of New Windsor to establish any required legal entity, such as a sewer district or extension encompassing its project. Thereafter, it will diligently prosecute the same as necessary or if required by New Windsor/Cornwall.

7. In the event the municipal boards do not require documentation otherwise and grant its approval to the allocation of capacity (if that approval is necessary), the parties will from time to time after payments are made, execute such documents in proper form as are reasonably required to make the availability of sewer service an appurtenant right to the DEVELOPER'S project.

8. Solely DEVELOPER shall be responsible for such applications, engineering and legal services as are required to resolve matters relating to the design, approval,

construction, installation and connection of the project sewer system to the Town of New Windsor sewer system facilities. Performance of this agreement by DEVELOPER is not subject to nor conditioned upon any of those matters, unless expressly so provided.

9. The consideration payable by DEVELOPER to MOODNA shall be based on the schedule annexed hereto and payable as set forth therein.

10. Except for the non-refundable portion, the consideration payable by DEVELOPER to MOODNA shall be held in escrow by the attorneys for MOODNA, JACOBOWITZ AND GUBITS, LLP., 158 Orange Avenue, Walden, New York 12586 subject to the terms of this agreement. The payment will be deposited into an interest bearing account and the interest shall belong to MOODNA under all circumstances. The tax identification number for MOODNA shall be supplied to the bank in which the funds are deposited. The funds shall be deposited to an account at Walden Federal Savings and Loan Association, 12 Main Street, Walden, New York 12586.

11. Upon written consent being granted by the town board of the Town of New Windsor to the allocation of the "allocated capacity" provided for under this agreement, if such consent is required by the municipality, the condition precedent to performance by the DEVELOPER shall be deemed satisfied, and upon execution and delivery by MOODNA of the "allocation, assignment and transfer" certificate, a copy of which is annexed hereto, the escrow agent shall be free to release from escrow all the funds held on deposit to MOODNA without other or further notice, approval or consent.

11/12
12. In the event the consent is not obtained as provided in paragraph 11 above by March 31, 2001, either party to this agreement shall have the right to terminate the same, except as herein provided. Upon termination of this contract by either party in accordance with the provisions of this agreement, the payment made by the DEVELOPER to MOODNA, held in escrow shall be refunded to the DEVELOPER upon written demand, but the interest thereon shall be paid to MOODNA under all circumstances. Notwithstanding the termination date, the DEVELOPER at its option shall have the right to extend date of termination for three (3) months by giving notice at least ten (10) days prior to the termination date.

13. Certificates of allocation shall be issued, signed and delivered as follows:

A. Upon receipt of payments totaling \$ 4,462.50

A copy of the "allocation assignment" and transfer certificate to be used is annexed hereto.

Executed certificates will be delivered only against bank or certified funds, or not until funds are actually collected and credited if otherwise.

14. The escrow agent shall not be liable to any of the parties for any act or omission, except for bad faith or gross negligence, and the parties hereby agree to indemnify the escrow agent and hold the escrow agent harmless from any claims, damages, losses or expenses (including attorney's fees) arising in connection herewith. The parties acknowledge that the escrow agent is acting solely as a stakeholder for their convenience. In the event of a dispute between the parties, the escrow agent shall not be bound to release and deliver the escrow fund to either party but may continue to hold the escrow fund until escrow agent is otherwise directed in writing signed by all parties hereto or escrow agent may deposit the down payment with the Clerk of any Court of competent jurisdiction. Upon such deposit, the escrow agent will be released from all duties and responsibilities hereunder. The escrow agent shall not be required to defend any legal proceedings which may be instituted against it in respect to the premises or the subject matter of this agreement unless requested to do so by purchaser or seller and indemnified to its satisfaction against the cost and expense of such defense (including attorney's fees). The escrow agent shall not be required to institute legal proceedings of any kind and shall have no responsibility for the genuineness of validity of any document or other item deposited with it or the collectability of any check delivered in connection with this agreement. The escrow agent shall be fully protected in acting in accordance with any written instructions given to it hereunder, and believed by it to have been signed by the proper parties. The parties agree that, notwithstanding the role of JACOBOWITZ AND GUBITS, LLP., as escrow agent, it can, does, and may continue to represent seller as legal counsel in connection with the subject matter of this agreement and otherwise.

15. This agreement contains the entire agreement between the parties with respect to the transaction contemplated herein. It may be executed in any number of counterparts, each and all of which shall be deemed for all purposes to be one agreement.

16. All notices to be given hereunder shall be given in writing, via certified mail, return receipt requested, or delivered personally as follows:

A. If to MOODNA, addressed to JACOBOWITZ AND GUBITS, LLP.,
158 Orange Avenue, P. O. Box 367, Walden, New York 12586-0367; and

B. If to DEVELOPER, addressed to: Jane E. Seaman P.O. Box 66,
Mountainville, New York 10953.

17. No waiver, alteration, or modification of any of the provisions of this agreement shall be binding unless in writing and signed by a duly authorized representative of both parties to this agreement.

18. This agreement shall be governed by the laws of the State of New York.

19. This agreement shall inure to and be binding on the heirs, successors,

executors, administrators and assignees of the parties.

20. Annexed hereto is a copy of the agreement required to be signed by the DEVELOPER with the Town of New Windsor.

IN WITNESS WHEREOF the parties have executed this agreement.

MOODNA CREEK DEVELOPMENT, LTD.

By: _____

By: x _____

Jane E. Seaman, Developer

November 15 2
September 1 2008

The dates in this agreement are time is of the essence. All notices and payments are to be actually received by the dates specified. Delivery to U.S.P.O. mail or express mail service shall not be receipt.

STATE OF NEW YORK:

SS.:
COUNTY OF Orange

On the 20th day of March, 2001 before me, the undersigned, a Notary Public in and for said State, personally appeared Isaac Lantau, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC - STATE OF NEW YORK

GERALD N. JACOBOWITZ 1940073
Notary Public, State of New York
Qualified in Orange County
My Commission Expires Feb. 28, 2006

STATE OF NEW YORK:

:SS.:
COUNTY OF ORANGE :

On the 30th day of March, 2001 before me, the undersigned, a Notary Public in and for said State, personally appeared Jane E. Seaman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC - STATE OF NEW YORK

JOHN LEASE III
Notary Public, State of New York
Qualified in Orange County
No. 4893815
Commission Expires May 26, 2003

THIS AGREEMENT date the ____ day of _____, 2002, between the TOWN OF NEW WINDSOR, a municipal corporation with its principal place of business at 555 Union Avenue, New Windsor, New York 12553, hereinafter referred to as "TOWN", and JANE E. SEAMAN, P.O. Box 66, Mountainville, New York, hereinafter referred to as "DEVELOPER".

WHEREAS, DEVELOPER has heretofore received or is in the process of receiving Planning Board approval for a development within the TOWN located on real property known as New Windsor Tax Map Section 6, Block 5, Lots 46.3, hereinafter referred to as "PROPERTY"; and

WHEREAS, DEVELOPER has heretofore negotiated a reallocation of sewer capacity from the Majestic Sewer District in the amount of 1,050 gpd to be used to provide sewer service to the property; and

WHEREAS, the Town Board of the Town of New Windsor has adopted a resolution on the 11th day of August, 1993 that authorized the reallocation of the aforesaid quantity of sewer capacity from the Majestic Sewer District to the property.

IT IS HEREBY AGREED AS FOLLOWS:

1. The sewer capacity that has been reallocated for Majestic Sewer District shall be used only for the benefit of the property except as hereinafter provided.
2. DEVELOPER, or any other party, may not assign, transfer or in any way encumber the sewer capacity that is being allocated to the property except, however, the DEVELOPER may assign the capacity to the TOWN at no cost to the TOWN.
3. DEVELOPER shall cause all sewer lines to be constructed on the property so as to prevent the inflow or infiltration of water in to the sanitary sewer system. DEVELOPER shall install wastewater inlets into the sewer system only from metered source of water unless, however, the flow of wastewater through the sewer line is metered at some point in the line that will accurately measure all wastewater being transferred through the sanitary system on the property. All sanitary sewer lines and appurtenances shall be inspected by the engineers for the TOWN during construction and prior to commencement of use

of the sanitary sewer system.

4. The sewer capacity that is being reallocated to the aforesaid real property may not be used to serve any other real property unless the allocation has been assigned to the TOWN.

5. DEVELOPER acknowledges that the reallocation is limited to the capacity set forth above and, in the event it is determined that further development on the property will create a sewer demand that is greater than the reallocation capacity set forth above, the TOWN is authorized to with hold any permits or approvals until satisfactory sewer capacity is obtained.

6. All lots within the property shall pay bonding and operation and maintenance charges that prevail in Sewer District #20.

THIS AGREEMENT shall be executed and acknowledged in recordable form and shall be recorded in the Orange County Clerk's Office at the expense of the DEVELOPER.

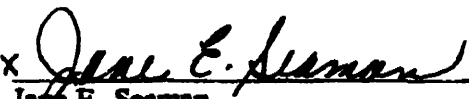
(Seal)

TOWN OF NEW WINDSOR

By:  George J. Meyers, Supervisor

DEVELOPER'S NAME

(Seal)

x 
Jane E. Seaman

CERTIFICATE OF ALLOCATION

MOODNA CREEK DEVELOPMENT, LTD., a New York Corporation, Mill Street Cornwall New York 12518, (hereafter called MOODNA) hereby allocates, assigns and transfers to Jane E. Seaman (hereafter called DEVELOPER), who hereby receives and accepts, the unconditional, continuous and irrevocable right to () gallons of daily sanitary sewage treatment discharge capacity at the Town of New Windsor sewage treatment plant, allotted from the Majestic Sewer District total daily sewage treatment capacity (hereafter called TOTAL CAPACITY), for the exclusive use and benefit of Three (3) single family residence units in the Town of New Windsor, Orange County, New York designated as tax map parcel Section 6, Block 5, Lot 46.3.

MOODNA acknowledges and agrees to forebear from using daily sewage treatment discharge capacity that is part of the total capacity that is in excess of the total capacity as reduced by the () gallons of daily sewage treatment capacity allocated to DEVELOPER by this certificate.

Dated: , 200__

MOODNA CREEK DEVELOPMENT, LTD.

By: _____

STATE OF NEW YORK:

COUNTY OF Orange :SS.:

On the 30th day of Sept., 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared Jane Seaman personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

JOHN LEASE III
Notary Public, State of New York
Qualified in Orange County
No. 4893815
Commission Expires May 26, 2003

[Signature]
NOTARY PUBLIC - STATE OF NEW YORK

Consent to this certificate has been granted at a meeting held ____ day of ____ 200__, by the Town Board, Town of New Windsor.

Dated: ____ 200__

TOWN OF NEW WINDSOR

By: _____
GEORGE MEYERS, SUPERVISOR

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point which is the northwesterly corner of the lands conveyed by Irving N. Clark to Arthur O. Maharay and J. Tad Seaman on the 6th day of June, 1974 by deed recorded in the Orange County Clerk's Office on the 14th day of June, 1974 in Liber 1980 at page 746; thence, along the southerly boundary of the lands of Irving N. Clark and the northerly boundary of the lands of Arthur O. Maharay and J. Tad Seaman and along the northerly boundary line of the lands now or formerly of Raszcwski 266 feet more or less to a point on the line of the lands now or formerly of Certo and which forms the northeast corner of the lands now or formerly of Raszcwski; thence, proceeding in a northerly direction along the easterly boundary line of the lands of Irving N. Clark and on the westerly boundary of the lands now or formerly of Certo, Weeks, Cracchiolo and Radulski, 270 feet more or less to the most northeasterly corner of the lands of Irving N. Clark, said point also being the most southeasterly corner of the lands now or formerly of Welles; thence, proceeding in a westerly direction along the southerly boundary of the lands of Welles, Irving and the Town of New Windsor 229.9 feet +/- to a point which is on the Westerly side of a 50 foot more or less road now belonging to the Town of New Windsor, said point also being the most southeasterly corner of the lands now or formerly of Hassendenteuffel; thence, proceeding in a southerly direction through the lands of Irving N. Clark 225 feet more or less to the northeasterly corner of the lands being conveyed on this day to Joseph M. Alessi and thence proceeding along the easterly boundary of the lands of Alessi S. 15°22' West 2.0 feet more or less to the northwesterly corner of the lands of Arthur O. Maharay and J. Tad Seaman and the point or place of beginning.

Excepting, however, a right-of-way over the following described parcel of land for the purposes of ingress and egress *together with*

the right to enter upon, construct, repair or maintain a road along said parcel

of land being described as follows:

SCHEDULE A

BEGINNING at a point on the westerly side of the lands of the Town of New Windsor, said point also being the southeasterly corner of the lands now or formerly of Hassendenteuffel, said point also being the on the northerly boundary line of the lands of Irving N. Clark, and said point also being the northwesterly corner of the parcel described above and being conveyed by this deed; thence, proceeding in a southerly direction through the lands of Irving N. Clark and along the westerly boundary line of the parcel being conveyed by this deed, a distance of 75 feet to a point in said line; thence, proceeding in a northeasterly direction through the lands of Irving N. Clark, a distance of 85 feet, more or less to a point in the northerly line of the lands of Irving N. Clark, said point also being on the easterly line of the lands of the Town of New Windsor, said point also being the southwesterly corner of the lands now or formerly of Irving; thence, along the southerly line of the lands of the Town of New Windsor and along the northerly line of the lands of Clark in a westerly direction a distance of 50 feet, more or less to the westerly side of the lands of the Town of New Windsor, said point also being a southeasterly corner of the lands now or formerly of Hassendenteuffel and being the point or place of beginning.

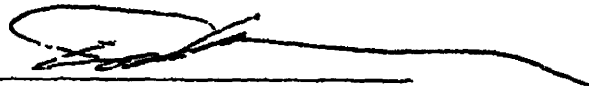
STATE OF NEW YORK)

ss.:

COUNTY OF ORANGE)

On the 24th day of February, 2003, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Jane E. Seaman, known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that said individual executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

TODD A. KELSON
Notary Public, State of New York
Qualified in Orange County
No. 4870143
Commission Expires August 11, 2006


Notary Public

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

Jane E. Seaman

TO

Sandcastle Homes, Inc.

SECTION 6
BLOCK 5
LOT 46.3
TOWN OF NEW WINDSOR
COUNTY OF ORANGE

RETURN BY MAIL TO:
Charles E. Frankel,
Esq.
P.O. Box 2280
Newburgh, New York
12550

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

~~This Indenture~~, made the 28th day of February, two thousand three

~~Between~~ Jane E. Seaman, residing at (no number) Taylor Road, Post Office Box 66, Mountainville, New York 10953

party of the first part, ~~and~~

Sandcastle Homes, Inc., a domestic Corporation having offices at 2 Corporate Drive, Suite 201, Central Valley, NY 10917

party of the second part,

~~Witnesseth~~ that the party of the first part, in consideration of TEN (\$10.00) dollars, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

~~All~~ that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, further bounded in Schedule "A" annexed hereto and made a part hereof.

Being a portion of premises conveyed to Jane E. Seaman by deed from J. Tad Seaman and Jane E. Seaman dated March 8, 1996 and recorded March 21, 1996 in the Orange County Clerk's office in Liber 4358 of deeds at page 49.

~~Together~~ with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

~~Together~~ with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

~~Do Give and to hold~~ the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever

~~And~~ the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

~~and~~ the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

~~In Witness Whereof~~, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Jane E. Seaman T.S.
Jane E. Seaman

CERTIFICATE OF ALLOCATION

MOODNA CREEK DEVELOPMENT, LTD., a New York Corporation 2 Mill Street, Cornwall, New York 12518, (hereafter called MOODNA) hereby allocates, assigns and transfers to Sandcastle Homes, Inc., a New York corporation with principal place of business located at 2 Corporate Drive, Suite 201, Central Valley, New York 10917-4007, (hereafter called DEVELOPER), who hereby receives and accepts, the unconditional, continuous and irrevocable right to ONE THOUSAND FIFTY (1,050) gallons of daily sanitary sewage treatment discharge capacity at the Town of New Windsor sewage treatment plant, allotted from the Majestic Sewer District total daily sewage treatment capacity (hereafter called TOTAL CAPACITY), for the exclusive use and benefit of Three (3) single family residence units in the Town of New Windsor, Orange County, New York designated as tax map parcel Section 6, Block 5, Lot 46.3.

MOODNA acknowledges and agrees to forbear from using daily sewage treatment discharge capacity that is part of the total capacity that is in excess of the total capacity as reduced by the ONE THOUSAND FIFTY (1,050) gallons of daily sewage treatment capacity allocated to DEVELOPER by this certificate.

Dated: March 20, 2003

MOODNA CREEK DEVELOPMENT, LTD.

By:

ISAAC LANDAU, PRESIDENT

STATE OF NEW YORK:

:SS.:

COUNTY OF ORANGE:

On the 21st day of March, 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared Isaac Landau, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

BRIDGET M. MANISCALCO
Notary Public, State of New York
No. 4618913
Qualified in Orange County
Commission Expires December 31, 2005

Bridget M. Maniscalco
NOTARY PUBLIC - STATE OF NEW YORK

Consent to this certificate has been granted at a meeting held 3rd day of June 2003, by the Town Board, Town of New Windsor.

Dated: June 3, 2003

TOWN OF NEW WINDSOR

By:

GEORGE MEYERS, SUPERVISOR

CERTIFICATE OF ALLOCATION

MOODNA CREEK DEVELOPMENT, LTD., a New York Corporation 2 Mill Street, Cornwall, New York 12518, (hereafter called MOODNA) hereby allocates, assigns and transfers to Sandcastle Homes, Inc., a New York corporation with principal place of business located at 2 Corporate Drive, Suite 201, Central Valley, New York 10917-4007, (hereafter called DEVELOPER), who hereby receives and accepts, the unconditional, continuous and irrevocable right to ONE THOUSAND FIFTY (1,050) gallons of daily sanitary sewage treatment discharge capacity at the Town of New Windsor sewage treatment plant, allotted from the Majestic Sewer District total daily sewage treatment capacity (hereafter called TOTAL CAPACITY), for the exclusive use and benefit of Three (3) single family residence units in the Town of New Windsor, Orange County, New York designated as tax map parcel Section 6, Block 5, Lot 46.3.

MOODNA acknowledges and agrees to forebear from using daily sewage treatment discharge capacity that is part of the total capacity that is in excess of the total capacity as reduced by the ONE THOUSAND FIFTY (1,050) gallons of daily sewage treatment capacity allocated to DEVELOPER by this certificate.

Dated: March 20, 2003

MOODNA CREEK DEVELOPMENT, LTD.

By:

ISAAC LANDAU, PRESIDENT

STATE OF NEW YORK:

:SS.:

COUNTY OF ORANGE:

On the 21st day of March, 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared Isaac Landau, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

BRIDGET M. MANISCALCO
Notary Public, State of New York
No. 4616913
Qualified in Orange County
Commission Expires December 31, 2005

Bridget M. Maniscalco
NOTARY PUBLIC STATE OF NEW YORK

Consent to this certificate has been granted at a meeting held 3rd day of June 2003, by the Town Board, Town of New Windsor.

Dated: June 3, 2003

TOWN OF NEW WINDSOR

By:

GEORGE MEYERS, SUPERVISOR

LOUIS J. CASCINO, P.E.

35 Alder Drive
New Windsor, NY 12553
Phone 845-496-4508 Fax: 845-496-0584
lcascino@hvc.rr.com

February 9, 2003

ENGINEERING REPORT

MINOR SUBDIVISION LANDS OF J. TAD SEAMAN KNOX DRIVE TOWN OF NEW WINDSOR ORANGE COUNTY, NY

Project Description

A three lot minor subdivision of lands owned by J. Tad Seaman. The gross property area of the parcel to be subdivided is 71,613 sq. feet or 1.644 acres of land.

Project Location

The proposed three lot minor subdivision is located on a Town Road known as Knox Drive in the Town of New Windsor, Orange County, NY. Knox Drive intersects a Town Road known as Clarkview Road. Clarkview Road is located approximately ½ mile east of the intersection of Union Ave., C.R. 69, and NYS Rte. 300.

Zoning

The proposed subdivision is zoned "Suburban Residential (R-4)". All three lots meet the Bulk Requirements as tabulated on sheet No. 1 of Plans. The minimum net lot area, with central sewer and water, is 15,000 s.f. Lot No. 1 is 16,229 s.f., Lot No. 2 is 22,827 s.f., and Lot No. 3 is 18,474 s.f.

Site Description

The area to be subdivided comprises a "flag lot" with a dedicated 50' wide right of way running in a southerly direction 150' from Knox Drive. The right of way has been previously dedicated to the Town. Approximately 100' of the dedicated road has been paved. The road slopes from Knox Drive at a positive 2% grade, and continues up-gradient at a plus 7.5% slope to a generally flat plateau in the area of the three proposed houses. The lot is moderately wooded with brush.

Soils

The soil classification types as shown on the Town of New Windsor Soils map indicate MdB and ErA. The soils comprise Mardin gravelly silt loam, moderately well drained (3 % - 8 % slopes), and Erie gravelly silt loam, poorly drained (0 % - 3 % slopes).

Sewage Treatment

An existing collection sewer runs along Knox Drive and serves all adjacent homes. The sanitary wastewater design for all three lots proposes a new 8" diameter municipal sewer extension, running in a southerly direction from Knox Drive approximately 200' to an up-gradient proposed manhole. Each proposed dwelling is designed to connect to the 8" diameter sewer line extension at a location just north of the new manhole. The 8" diameter sewer is designed to discharge into an existing manhole located on

Knox Drive. The existing Town of New Windsor Wastewater Treatment Facility is located on Ceasar Lane adjacent to the Class C stream known as Moodna Creek. The sewer plant is located near the confluence of said Moodna Creek and the Hudson River (see attached location map). The sewer plant has adequate capacity to accept wastewater generated by this subdivision.

Water

An existing water main runs along Knox Drive and serves all adjacent homes. The water supply for all three lots proposes to tap into the existing water main. Each lot will be served by a 1" diameter copper water line and individually tapped and valved at the water main on Knox Drive. The Town water source is derived from a New York City Aqueduct tap. The Town water treatment facility has adequate capacity to serve the proposed subdivision.

Storm Water

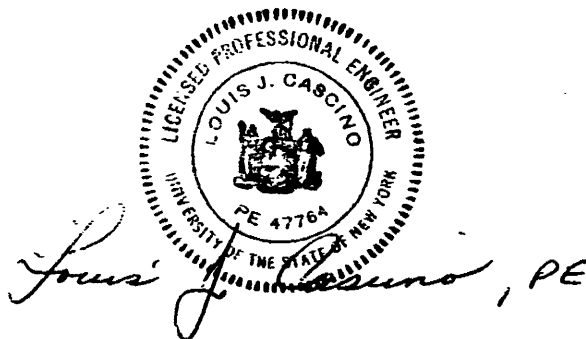
Storm water runoff in the relatively flat developed area above Knox Drive will be collected in two 8' diameter pre-cast concrete dry wells with a 3' surround of crushed stone. Water will be directed to each dry well via drainage swales. Both dry wells will be constructed within the Seaman property and are designed to prevent storm water from discharging on down gradient properties. In addition an 8' dry well will be constructed within the southerly R.O.W. of Knox Drive and the easterly R.O.W. of the dedicated road. The purpose of this dry well is to provide an absorption field for roadway drainage and thus prevent ponding on the southerly side of Knox Drive.

Paved Road

The existing dedicated Town Road is paved to Station 1 + 00 and ends at this location. The existing grades for the 100' long roadway will remain the same. The new road extension is designed to transition into the existing portion of paved roadway. The new road extension will incorporate an 8" base course of crushed shale, 4" of Item 4 and a double surface treatment.

Snow Removal

A permanent easement will be dedicated to the Town of New Windsor, by the current owner, for purposes of snow removal.
This easement will allow Town snow removal personnel to stock pile snow during winter operations.



LOUIS J. CASCINO, P.E.

35 Alder Drive
New Windsor, NY 12553
Phone 845-496-4508 Fax: 845-496-0584
lcascino@hvc.rr.com

February 9, 2003

SPECIFICATIONS

MINOR SUBDIVISION
LANDS OF J. TAD SEAMAN
KNOX DRIVE
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Roadway Materials

1. 8" base course of crushed shale (1-1/2" - 3"). Source to be approved by the Town Highway Superintendent.
2. 4" top course, Item 4, NYSDOT Specifications 304.03.
3. Rip rap - 3" - 6" crushed stone.
4. Double Surface Treatment - Asphalt Emulsion, NYSDOT Specs, CRS-1
5. Asphalt Cement, Tack Coat, NYSDOT Specs, 702.90
6. Crushed Stone Cover Material - No. 1 ST (mixture of 1/4" and 3/8" stone).
7. Asphalt Cement Binder NYSDOT Specs, Type 3

Sewer Pipe

1. 4" diameter PVC house sewers - SDR 35
2. 8" Collection Sewer - SDR 35

Sewer Manholes

Reinforced pre-cast manholes as manufactured by Woodards Concrete Products, Inc., Bullville, NY, using 4000 psi Concrete (28 days), 5% air entrainment and H- 20 load rating.

Water Lines

1" diameter Copper, "Type K", with compression fittings. Wet tap (with saddle) to existing transite water line, and install standard bronze shut off valves (curb stop with box).

Dry Wells

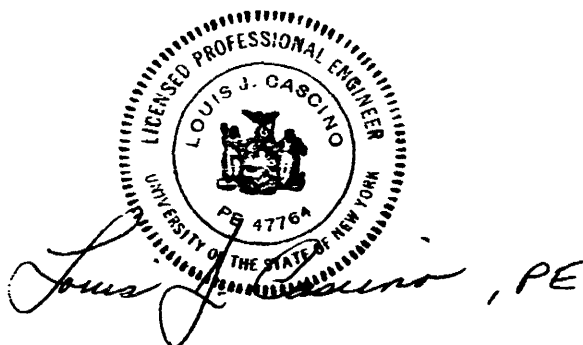
Reinforced pre-cast concrete dry wells. Bottom section shall be 8" - 0" diameter. Top section shall be tapered from 8' - 0" dia. to 2' - 10" dia. (O.D.). See plans. Dry wells to be manufactured by Fort Miller Co., Inc. and shall be 4000 psi concrete (28 days) with 5% air entrainment. Grates shall be designed for H-20 loading.

Bedding Material

Bedding for all sewer pipe, manholes, dry wells shall be sand or pea size crushed stone. Bedding for copper water lines shall be sand. Pea gravel shall meet NYSDOT, Table 703.4.

Run of Bank Gravel

R.O.B. gravel fill shall be from a source or gravel bank approved by the Town of New Windsor Highway Superintendent. No stone shall be greater in size than 2".



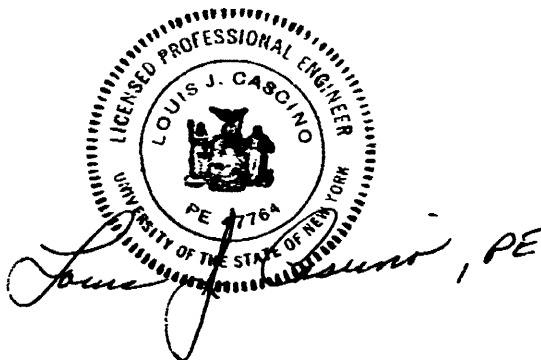
LOUIS J. CASCINO, P.E.

35 Alder Drive
New Windsor, NY 12553
Phone 845-496-4508 Fax: 845-496-0584
lcascino@hvc.rr.com

COST ESTIMATE

Minor Subdivision
J. Tad Seaman
Knox Road
Town of New Windsor, NY

ITEM	UNIT	UNIT COST	QUANTITY	COST
Maint. & Protection of Traffic	L.S.			\$ 1000
Clearing & Grubbing	L.S.			1500
Vegetation Removal in Town ROW	L.S.			200
Silt Fence	L.F.	2.00	400	800
Excavation	C.Y.	15.00	200	3000
Item 4 Base Crse. NYS DOT Type 3 & Crushed Shale Sub-Base	Tons	20.00	200	4000
3" Binder, NYS DOT Type 3	Tons	40.00	20	800
Double Surf. Treat., incl. tackcoat	S.Y.	2.00	400	800
Shoulder ditching, incl. stone rip rap	L.F.	8.00	125	1000
Sewer Manhole's	EA.	2000	2	4000
Sewer Inverts	EA	500	3	1500
8 Dia. Sewer incl. bedding	L.F.	25.00	200	5000
3 - 1" Dia. water line in single trench	L.F.	22.00	180	3960
2 - 1" Dia. water line in single trench	L.F.	21.00	35	735
3 - 1" Dia. water line in single trench	L.F.	20.00	275	5500
Wet taps - transite water main	EA.	4.00	3	1200
Dry Wells Absorption Basins w/stone	EA.	2000	3	6000
Seeding	L.S.			400
				\$ 41,395
Contingency 10% Plus or Minus				4,105
Total Cost				\$ 45,500





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4630
Fax: (845) 563-4692

Attorney for the Town

July 22, 2003

Andrew Krieger, Esq.
Attorney for Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Sandcastle Homes, Inc. with Town of New Windsor
Application: Minor Subdivision of Property Prepared for
J. Tad Seaman

Dear Andy:

I am enclosing a copy of the letter from Charles E. Frankel, Esq. dated July 21, 2003.

The proposed Road Maintenance Agreement for Max Place is not of interest to me. You may want to review the instrument for Planning Board purposes.

You may also want to contact Charles Frankel, Esq. directly on the matter.

I am in the process of reviewing the Sanitary Sewer Easement and the Snow Removal Easement.

Very truly yours,


Philip A. Crotty,
Attorney for the Town of New Windsor

PAC:cmb
Encl.

Cc: Charles Frankel, Esq.
Henry Kroll, Highway Superintendent
Dick McGoey, Engineer

RIDER, WEINER, FRANKEL & CALHELHA, P.C.

ATTORNEYS & COUNSELLORS AT LAW

DAVID L. RIDER
CHARLES E. FRANKEL
MOACYR R. CALHELHA
MICHAEL J. MATSLER
DONNA M. BADURA
MAUREEN CRUSH
MARK C. TAYLOR
RODERICK E. DE RAMON
SHAY A. HUMPHREY
COLIN N. WILSON
(NY AND NJ)
JEFFREY S.E. SCULLEY

655 LITTLE BRITAIN ROAD
NEW WINDSOR, NEW YORK 12553

(MAILING ADDRESS:)
POST OFFICE BOX 2280
NEWBURGH, NEW YORK 12550
TEL. (845) 562-9100
FAX (845) 562-9126

M.J. RIDER (1906-1966)
ELLIOTT M. WEINER (1915-1990)

CRAIG F. SIMON
DAVID E. TOWER
OF COUNSEL

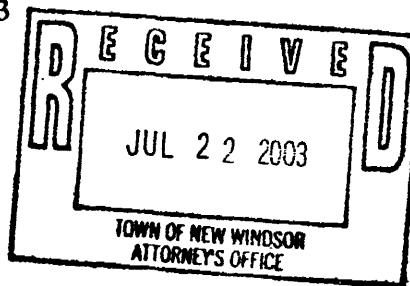
ALIZA S. D'AGATI
LYNN W. CYBULSKI
ANGELINE McDONOUGH
LEGAL ASSISTANTS

E-Mail: firm@rwfc.com
Internet: <http://www.rwfc.com/>

July 21, 2003

VIA HAND DELIVERY

Philip A. Crotty, Esq.
Duggan, Crotty & Dunn, P.C.
343 Temple Hill Road
New Windsor, NY 12553



Re: Sandcastle Homes, Inc. with Town of New Windsor
Application: Minor Subdivision of Property Prepared for J. Tad Seaman
Our File No. 1931.44

Dear Phil:

We represent Sandcastle Homes, Inc. and have been requested to submit the following documents for your approval:

1. Road Maintenance Agreement for proposed Max Place;
2. Sanitary Sewer Easement; and
3. Snow Removal Easement.

Please advise if you have any questions comments.

Very truly yours,

Charles E. Frankel

Enclosures

Private Road Maintenance Declaration

Declaration made this day of , 2003 by Sandcastle Homes, Inc.
("Sandcastle"), a New York Corporation with an address at P.O. Box 487, Cornwall-on-Hudson,
New York 12520.

W I T N E S S E T H

WHEREAS, Sandcastle is the owner of a ± 1.7 acre tract of land located on Knox Drive,
Town of New Windsor, County of Orange, State of New York, which tract is described as set
forth in Schedule "A" annexed (the "Premises"); and

WHEREAS, Sandcastle, has heretofore applied to the Town of New Windsor for
approval of the subdivision of the Premises into three (3) lots (the "Lots"); and

WHEREAS, the subdivision map, entitled "Minor Subdivision of Property for J. Tad
Seaman," prepared by Robert S. Murray L.L.S., P.C., dated _____, and last revised
_____, has been approved by the Town of New Windsor Planning Board, and was
filed in the Orange County Clerk's Office on _____, as map number _____ (the
"Subdivision Map"); and

WHEREAS, there is or will be a private road denominated "Max Court" extending from
Knox Drive to the boundaries of the Lots shown on the Subdivision Map, the boundaries of
which private road are set forth in the Subdivision Map; and

WHEREAS, the Lots will gain access from Knox Drive to the driveways of each
respective Lot by use of the private road; and

WHEREAS, Sandcastle is now the owner in fee simple absolute of all the property shown

on the aforesaid subdivision plat; and

WHEREAS, the obligations set forth herein will be assumed by the owners of each of the Lots in this subdivision (the "Lot Owners"), until such time as dedication is accepted by the Town of New Windsor; and

WHEREAS, it is the intention of the undersigned to file this declaration and make provisions of this declaration binding upon the Lot Owners set forth above, and any other Lot Owners that may eventually use the private road.

NOW, THEREFORE, it is hereby declared as follows:

1. Sandcastle will refer to this declaration in the deeds conveying title to Lots and will cause future owners of the Lots to assume the obligations hereunder upon acceptance of title to the Lots.

2. The owners of the Lots shall hold a meeting at least annually on notice to be sent by first class mail to the last address for each Lot Owner as that address appears on the tax rolls of the Town of New Windsor, all such notices to be sent by the sitting manager. At that meeting the owners will determine what maintenance shall be done on the road for the coming year. The Lot Owners shall also agree on a method of determining when contractors shall be requested to perform maintenance on the private road, remove snow or apply sand when snow or ice conditions warrant.

3. Subject to the provisions set forth at paragraphs "9" and "10" below, all decisions for the improvement and/or maintenance of the private road shall be made by majority vote of the Lot Owners present at the meeting at which the vote is taken. A majority vote shall be required for any work to be performed.

4. An officer of Sandcastle shall have the responsibility of arranging for and chairing

the first meeting of Lot Owners. Sandcastle shall be referred to as "Manager." Commencing upon the five (5) year anniversary of the first meeting of the Lot Owners, the Lot Owners shall thereafter annually elect any individual as the Manager, by a majority vote of the Lot Owners. Notwithstanding anything to the contrary, in this agreement, the last designated or elected Manager shall continue to serve as such until a successor is elected even if such service is for more than one year.

5. The owner or owners of each Lot shall be entitled to one (1) vote concerning any maintenance or repair performed to or on the private road. Each Lot Owner shall be responsible for the proportion of the expense that his vote has to the entire number of votes eligible to be cast which sum shall be referred to as the Lot Owner's "proportionate share."

6. The manager of the road shall receive notification of any sums that may be due and owing for the repair and maintenance of the road.. Upon receipt of such notification, bill or invoice the manager shall immediately notify, in the manner set forth above, the respective Lot Owners of the total amount of the notification, bill or invoice and each Lot Owner's proportionate share of the expense. Within fifteen (15) days of this notification, the Lot Owners shall forthwith deliver a check, made payable to vendor or contractor who performed or will perform the work. Said check shall be sent to the manager who in turn shall contribute his or her share of the expense and forward all checks to the contractor or vendor.

7. Upon receipt of a Deed to a subdivision Lot, each Lot Owner shall immediately become liable for his or her proportionate share of the obligation pursuant to this agreement.

8. In the event one of the Lot Owners fails to forward his or her proportionate share of the expense within fifteen (15) days as set forth above, the manager shall be authorized to forward to the contractor or vendor all checks or sums together with a statement setting forth the

proportionate share that remains unpaid and the Lot Owner responsible therefor. The Lot Owner who has not paid his or her proportionate share shall be liable to the contractor or vendor for such share and shall subject his or her real property including but not limited to the Lot in question to the lien of the vendor or contractor all as if he or she had executed the contract for or authorized the performance of the work. Each Owner of a Lot in the Subdivision by accepting a deed to any Lot in the subdivision does hereby consent to and accept the conditions and terms of this declaration; does hereby consent to, accept and agree to be bound by the conditions and terms of this declaration and the acts of the manager in carrying out his or her duties under the terms of this declaration and hereby agrees that the aforesaid acts shall be considered to be done by the manager as an agent of the aforesaid Lot Owner and the aforesaid Lot Owner consents to his or her actions and agrees to be bound by them.

9. Notwithstanding anything to the contrary herein, and unless otherwise agreed by the Lot Owners in writing, it is hereby declared that in the event the accumulation of snow on the private road exceeds three (3) inches in depth as the average depth, the manager shall engage a vendor or contractor to remove the snow from the traveled portion of the road and from the right of way without further authorization from the Lot Owners. In such event, the manager will notify each of the Lot Owners of his or her proportionate share of the aforesaid expense and the said Lot Owners and each of them shall send a check for that proportionate share to the manager who shall then pay for such work all as if a meeting had been held and in the same manner as is set forth above and such snow removal had been unanimously approved. Notwithstanding anything to the contrary contained herein, the road shall always be maintained so as to be passable by ordinary passenger vehicle, school buses, refuse collection vehicles and emergency vehicles. Any holes or depressions in the surface of the road exceeding four (4) inches in depth shall be

repaired and the road shall be graded and/or asphalt or similar material should be added to the road when the difference in elevation of all portions of the traveled area of the road exceeds six (6) inches.

10. All Lot Owners agree that the road shall always be maintained so as to be passable by emergency vehicles and ordinary passenger vehicles. This standard shall include repair of any "potholes" that exceed four (4) inches in depth and shall require grading the road when the difference in elevation of all portions of the traveled area exceeds six (6) inches. Additionally, any improvements or conditions affecting the road as required by the Planning Board's approval of the subdivision and as set forth or depicted on the subdivision map shall always be maintained.

11. Each Lot Owner hereby agrees to indemnify and hold the other Lot Owners harmless from any and all liability for injury or damage when such injury or damage shall result from, arise out of or be attributed to any maintenance or repair conducted pursuant to this agreement.

12. Each Lot Owner shall have an easement for ingress and egress over Max Court in its entirety, and such easement shall cover family members, invitees, contractors, grantees, transferees, heirs, successors and assigns.

13. Each Lot Owner and his heirs, successors and assigns hereby reserves the right to grant easements to utility companies for the purpose of providing utility service to his Lot and other Lots in the subdivision across his lands and across Max Court; and each Lot Owner agrees to cooperate with other Lot Owners in the subdivision to grant easements for the benefit of the subdivision and the individual Lots.

14. Each Lot Owner hereby irrevocably offers for dedication to the Town of New

Windsor, Orange County, New York that area of the private road known as Max Court as indicated on the filed map, said irrevocably offer of dedication to become effective at such time in the future as the Town of New Windsor agrees to accept dedication of Max Court as a public highway of the Town of New Windsor pursuant to the Town's laws and regulations.

15. The terms and conditions of this private road maintenance declaration shall run with the land.

16. Wherever in this declaration of a word occurs in the singular it shall be deemed to be in the singular or plural as the sense demands.

17. Wherever in this declaration a word occurs in the masculine gender it shall be deemed in the masculine or feminine gender as the sense demands.

SANDCASTLE HOMES, INC.

By: _____
Nicholas J. Cardaropoli, Jr., President

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

On this _____ day of _____, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas J. Cardaropoli, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

Notary Public

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point which is the northwesterly corner of the lands conveyed by Irving N. Clark to Arthur O. Maharay and J. Tad Seaman on the 6th day of June, 1974 by deed recorded in the Orange County Clerk's Office on the 14th day of June, 1974 in Liber 1980 at page 746; thence, along the southerly boundary of the lands of Irving N. Clark and the northerly boundary of the lands of Arthur O. Maharay and J. Tad Seaman and along the northerly boundary line of the lands now or formerly of Raszcewski 266 feet more or less to a point on the line of the lands now or formerly of Certo and which forms the northeast corner of the lands now or formerly of Raszcewski; thence, proceeding in a northerly direction along the easterly boundary line of the lands of Irving N. Clark and on the westerly boundary of the lands now or formerly of Certo, Weeks, Cracchiolo and Radulski, 270 feet more or less to the most northeasterly corner of the lands of Irving N. Clark, said point also being the most southeasterly corner of the lands now or formerly of Welles; thence, proceeding in a westerly direction along the southerly boundary of the lands of Welles, Irving and the Town of New Windsor 229.9 feet +/- to a point which is on the Westerly side of a 50 foot more or less road now belonging to the Town of New Windsor, said point also being the most southeasterly corner of the lands now or formerly of Hassendenteuffel; thence, proceeding in a southerly direction through the lands of Irving N. Clark 225 feet more or less to the northeasterly corner of the lands being conveyed on this day to Joseph M. Alessi and thence proceeding along the easterly boundary of the lands of Alessi S. 15°22' West 2.0 feet more or less to the northwesterly corner of the lands of Arthur O. Maharay and J. Tad Seaman and the point or place of beginning.

Excepting, however, a right-of-way over the following described parcel of land for the purposes of ingress and egress *together with*

the right to enter upon, construct, repair or maintain a road along said parcel

of land being described as follows:

SCHEDULE A

BEGINNING at a point on the westerly side of the lands of the Town of New Windsor, said point also being the southeasterly corner of the lands now or formerly of Hassendenteuffel, said point also being the on the northerly boundary line of the lands of Irving N. Clark, and said point also being the northwesterly corner of the parcel described above and being conveyed by this deed; thence, proceeding in a southerly direction through the lands of Irving N. Clark and along the westerly boundary line of the parcel being conveyed by this deed, a distance of 75 feet to a point in said line; thence, proceeding in a northeasterly direction through the lands of Irving N. Clark, a distance of 85 feet, more or less to a point in the northerly line of the lands of Irving N. Clark, said point also being on the easterly line of the lands of the Town of New Windsor, said point also being the southwest corner of the lands now or formerly of Irving; thence, along the southerly line of the lands of the Town of New Windsor and along the northerly line of the lands of Clark in a westerly direction a distance of 50 feet, more or less to the westerly side of the lands of the Town of New Windsor, said point also being a southeasterly corner of the lands now or formerly of Hassendenteuffel and being the point or place of beginning.



New York State Department of Taxation and Finance

Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate

Recording Office Time Stamp

See Instructions (TP-584-I) before completing this form. Please print or type.

Schedule A — Information Relating to Conveyance

Grantor <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Name (if individual; last, first, middle initial) SANDCASTLE HOMES, INC.	Social Security Number
	Mailing address P.O. Box 487	Social Security Number
	City Cornwall-on-Hudson, State New York ZIP code 12520	Federal employer ident. number 06 1383156
Grantee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Name (if individual; last, first, middle initial) Town of New Windsor	Social Security Number
	Mailing address 555 Union Avenue	Social Security Number
	City New Windsor, State New York ZIP code 12553	Federal employer ident. number

Location and description of property conveyed

Tax map designation			Address	City/Village	Town	County
Section	Block	Lot				
6	5	46.3	Knox Drive		New Windsor	Orange

Type of property conveyed (check applicable box)

- | | |
|--|---|
| 1 <input type="checkbox"/> 1 - 3 family house
2 <input type="checkbox"/> Residential cooperative
3 <input type="checkbox"/> Residential condominium
4 <input checked="" type="checkbox"/> Vacant land | 5 <input type="checkbox"/> Commercial/Industrial
6 <input type="checkbox"/> Apartment building
7 <input type="checkbox"/> Office building
8 <input type="checkbox"/> Other _____ |
|--|---|

Date of conveyance

month	day	year
		03

Percentage of real property conveyed which is residential real property _____ %
(see instructions)

Condition of conveyance (check all that apply)

- | | | |
|---|--|--|
| a. — Conveyance of fee interest
b. — Acquisition of a controlling interest (state percentage acquired _____ %)
c. — Transfer of a controlling interest (state percentage transferred _____ %)
d. — Conveyance to cooperative housing corporation
e. — Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. — Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)
g. — Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)
h. — Conveyance of cooperative apartment(s)
i. — Syndication
j. — Conveyance of air rights or development rights | k. — Contract assignment
l. — Option assignment or surrender
m. — Leasehold assignment or surrender
n. — Leasehold grant
o. — Conveyance of an easement
p. — Conveyance for which exemption from transfer tax is claimed (complete Schedule B, Part III)
q. — Conveyance of property partly within and partly without the state
r. — Other (describe) _____ |
|---|--|--|

Schedule B — Real Estate Transfer Tax Return (Article 31 of the Tax Law)

Part I — Computation of Tax Due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III)..... ☐ Exemption claimed
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G).....
- 6 Total tax due* (subtract line 5 from line 4).....

1	0
2	(0.00)
3	0
4	0
5	(0.00)
6	

Part II — Computation of Additional Tax Due on the Conveyance of Residential Real Property for \$1 Million or More

- 1 Enter amount of consideration for conveyance (from Part I, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property; see instructions)
- 3 Total additional transfer tax due* (1% of line 2)

1	
2	
3	

*Please make check(s) payable to the county clerk where the recording is to take place or if the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If no recording is required, send this return and your check(s) made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, TTTB-Transfer Tax, PO Box 5045, Albany NY 12205-5045.

For recording officer's use	Amount received	Date received	Transaction number
	Part I \$ _____ Part II \$ _____		

Schedule B — (continued)**Part III — Explanation of Exemption Claimed in Part I, line 1 (check any boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a ☐
- b. Conveyance is to secure a debt or other obligation..... b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify or supplement a prior conveyance..... c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d ☐
- e. Conveyance is given in connection with a tax sale..... e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f ☐
- g. Conveyance consists of deed of partition..... g ☐
- h. Conveyance is given pursuant to the federal bankruptcy act..... h ☐
- i. Conveyance consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a 1-, 2-, or 3-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j ☐
- k. Conveyance is not a conveyance within the meaning of section 1401(e) of Article 31 of the Tax Law (attach documents supporting such claim)..... k ☐
- l. Other (attach explanation)..... l ☐

Schedule C — Credit Line Mortgage Certificate (Article 11 of the Tax Law)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

- 1 ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
 - 2 ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee or other officer of a court.
 - ☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.
- Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
- ☐ Other (attach detailed explanation).

- 3 ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
- ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
- ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
- 4 ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the NYC Department of Finance.)

Signature (both the grantor(s) and grantee(s) must sign).

The undersigned certify that the above return, including any certification, schedule or attachment, is to the best of his/her knowledge, true and complete.

SANDCASTLE HOMES, INC.		President	Town of New Windsor
By:	Nicholas J. Grantor Cardaropoli, Jr.	Title	By: _____
			Grantee
			Title

Reminder: Did you complete all of the required information in Schedules A and B? Were you required to complete Schedule C? If you checked e, f or g in Schedule A, did you complete TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the NYC Department of Finance? If no recording is required, send your check(s), made payable to the Department of Taxation and Finance, directly to the NYS Tax Department, TTTB-Transfer Tax, PO Box 5045, Albany NY 12205-5045.

00-23

LOUIS J. CASCINO, P.E.

35 Alder Drive
New Windsor, NY 12553
Phone 845-496-1508 Fax: 845-496-0584
lcascino@hvc.rr.com

*** COST ESTIMATE**

Minor Subdivision

J. Tad Seaman

Knox Road

Town of New Windsor, NY

ITEM	UNIT	UNIT COST	QUANTITY	COST
Maintenanc& Protection of Traffic	L.S.			\$ 1000
Clearing & Grubbing	L.S.			1500
Vegetation Removal in Town ROW	L.S.			200
Silt Fence	L.F.	2.00	400	800
Excavation	C.Y.	15.00	200	3000
Item 4 Base Crse. NYS DOT Type 3	Tons	20.00	120	2400
Crushed Shale Sub-Base	Tons	20.00	240	4800
3" Binder, NYS DOT Type 3	Tons	40.00	30	1200
Double Surf. Treat., incl. tackcoat	S.Y.	2.00	800	1600
Shoulder ditching, incl. stone rip rap	L.F.	8.00	125	1000
Sewer Manhole's	EA.	2000	2	4000
Sewer Inverts	EA.	500	3	1500
8 Dia. Sewer incl. bedding	L.F.	25.00	210	5250
3 - 1" Dia. water line in single trench	L.F.	22.00	180	3960
2 - 1" Dia. water line in single trench	L.F.	21.00	35	735
3 - 1" Dia. water line in single trench	L.F.	20.00	275	5500
Wet taps - transite water main	EA.	4.00	3	1200
Dry Wells Absorption Basins w/stone	EA.	2000	3	6000
Seeding	L.S.			400
Total Items				\$ 46,045
Contingency 10% Plus or Minus				4,455
Total Cost				\$ 50,500

* Cost estimates (for bonding purposes) shown are for the total project, and reflect construction costs within both Town R.O.W. and Town Easements, including "turn-around" and snow removal storage area. Water lines terminate at shut off valves located on each individual lot. Sewer lines terminate at manhole located in cul-de-sac Easement. Water service lines from house to shut off valves, and house sewer lines to collection system are to be borne by individual lot owners. Paved driveway costs are also to be borne by owners.

Costs within Town R.O.W. = \$ 20,400

Cost within Town Easement = \$ 30,100

Cost Total Project = \$ 50,500



Revised 3/30/03

4/28/03
M.E.

**TOWN OF NEW WINDSOR
ENGINEER, PLANNING BOARD
AND ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: GEORGE J. MEYERS, SUPERVISOR

FROM: MYRA MASON, SECRETARY

DATE: MAY 9, 2003

SUBJECT: SEAMAN SUBDIVISION
(A.K.A. SANDCASTLE HOMES - NICK CARDOROPOLI)
SEWER ALLOCATION AGREEMENT

Dear George:

As per our conversation on 8 May 2003, please find attached a copy of the Certificate of Allocation and Agreement with Moodna Creek Development, Ltd. for sewer allocation for subject project. Also find attached an e-mail from Mark Edsall with his comments in this regard. During our conversation, you indicated the need for yourself, Phil Crotty and Mark Edsall to meet to discuss this agreement prior to Town Board action.

The applicant has asked that this be placed on the Town Board agenda for your June meeting, please let me know if this is possible. If you have any further questions, please feel free to contact me.

MLM

cc: Phil Crotty, Attorney for the Town – w/enc.
Mark Edsall, P.E. – P.B. Engineer – w/enc.

RIDER, WEINER, FRANKEL & CALHELHA, P.C.

ATTORNEYS & COUNSELLORS AT LAW

DAVID L. RIDER
CHARLES E. FRANKEL
MOACYR R. CALHELHA
MICHAEL J. MATSLER
DONNA M. BADURA
MAUREEN CRUSH
MARK C. TAYLOR
RODERICK E. DE RAMON
SUSAN Z. STOCKBURGER
SHAY A. HUMPHREY
COLIN N. WILSON
(NY AND NJ)

655 LITTLE BRITAIN ROAD
NEW WINDSOR, NEW YORK 12553

(MAILING ADDRESS:)
POST OFFICE BOX 2280
NEWBURGH, NEW YORK 12550
TEL. (845) 562-9100
FAX (845) 562-9126

M.J. RIDER (1906-1968)
ELLIOTT M. WEINER (1915-1990)

CRAIG F. SIMON
DAVID E. TOWER
OF COUNSEL

ALIZA S. D'ACATI
LYNN W. CYBULSKI
ANGELINE McDONOUGH
LEGAL ASSISTANTS

E-Mail: firm@rwfc.com
Internet: http://www.rwfc.com/

March 31, 2003

VIA HAND DELIVERY

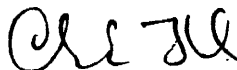
Ms. Myra Mason
Planning Board Secretary
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Re: Seaman Subdivision
Planning Board App. No. 00-23
Our File No. 1931.44

Dear Ms. Mason:

I represent Sandcastle Homes, Inc., which has purchased the above noted project from Mrs. Jane Seaman, and enclosed is a copy of the deed by which that was accomplished. In conjunction with that acquisition, Mrs. Seaman assigned to Sandcastle her rights in an agreement with Moodna Creek Development, Ltd. for a sewer allocation for the use of the project. Sandcastle contacted Moodna, and has obtained a Certificate of Allocation. Enclosed are two original Certificates which have been executed by Moodna. It is our understanding that the Town requires these Certificates in order to process the application for a sewer main extension. If you have any questions in this regard, please do not hesitate to contact me.

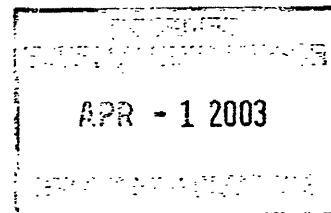
Very truly yours,



Charles E. Frankel

CEF/
encs.

cc: Mr. Nicholas J. Cardaropoli, Jr.
Mark J. Edsall, P.E.





RESULTS OF P.B. MEETING OF:

January 22, 2003

PROJECT: Seaman Sub.

P.B. # 00-23



LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y N

TAKE LEAD AGENCY: Y N

M) S) VOTE: A N

CARRIED: Y N

NEGATIVE DEC:

M) S) VOTE: A N

CARRIED: Y N

PUBLIC HEARING:

WAIVED: CLOSED:

M) S) VOTE: A N SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) L S) B VOTE: A 5 N 0 APPROVED: 1-22-03

NEED NEW PLANS: Y N ✓

CONDITIONS - NOTES:

<u>Need Highway Approval</u>
<u>Need Cost Estimate - Private + Public</u>
<u>Private Rd Agreement</u>
<u>Sever Est - DEC</u>
<u>Easement Agreement</u>
<u>Mark's Comments</u>



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

□ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 286-2785
e-mail: mhupa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

MEMORANDUM

(via fax)

25 January 2003

TO: ROBERT MURRAY, L.S.

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: SEAMAN SUBDIVISION SANITARY SEWER SUBMITTAL
N.W. P/B APP. NO. 00-23**

I was somewhat perplexed when you indicated you were awaiting our review of the sanitary sewer submittal for DEC, and that it was submitted to us during November 2003. A review of our office files did not locate a copy of the unsigned original letter addressed to me, that you had at the Planning Board meeting. You had indicated that the letter had attached a copy of a completed application to the DEC, but were unclear if the necessary remainder of the submittal package had been forwarded, as was requested earlier last year. You indicated that I should check with the design engineer, Lou Cascino.

In discussing the matter with Lou Cascino on the morning of 24 January 2003, he was at a loss to verify that a complete submittal was ever prepared, or ever submitted. Apparently, he did revise the plans, which were forwarded to you and subsequently submitted to the Town Planning Board for review. Apparently, there is a lack of understanding that this is *not* a complete submittal as needed for signature by the Town Supervisor and subsequent submittal to the NYSDEC.

To be clear, and to repeat what has been explained several times in the past (and what should be common knowledge to any professional making a submittal to the State agency), a complete submittal for a sewer main extension must include the following, at minimum:

- A completed original application for the Sewer Extension (with any application fees). The application should note that approved plans are to be returned to the Town.
- Three (3) complete sets of design drawings, originally signed and sealed by P.E.
- Three (3) copies engineering report, originally signed and sealed by P.E.
- Three (3) sets technical specifications, originally signed and sealed by P.E.

The package should have a postage paid envelope addressed to the NYSDEC ready to mail to the NYSDEC if the application package is found to be acceptable by the Town.

In addition to the three (3) sets to be forwarded to the State, an *additional two (2) complete sets* should accompany the submittal, one record copy for the Town Planning/Engineering office, and one for the Planning Board Engineer's records.

All submittals should be made thru the Planning Board secretary, Myra Mason, at Town Hall. Town submittals should not be addressed, mailed or delivered to our firm's office address as above.

Related to the application, you should note that you requested, and received, conditional final approval for the subdivision application. The State Law has an expiration provision for conditional subdivision approvals. The approval expires 180 days from the approval meeting (7/21/03). A maximum of two 90-day extensions can be requested (should be done prior to 7/21), which permits extension of the approval no later than 1/17/04. All conditions of the approval must be met by that date, and the plans stamped, or the approval will expire. Please keep this in mind when scheduling work for this project.

Please provide a copy of this memorandum to Lou Cascino as part of your coordination of the submittal.

Please do not hesitate to contact me if you have any questions regarding the above.

cc: Myra Mason, P.B. Secretary (via fax)

January 8, 2003

49

SEAMAN SUBDIVISION (00-23)

MR. PETRO: No one is here, we'll put this at the end of the agenda in case someone shows up.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SEAMAN SUBDIVISION

PROJECT LOCATION: OFF KNOX DRIVE
SECTION 6 – BLOCK 5 – LOT 46.3

PROJECT NUMBER: 00-23

DATE: 11 DECEMBER 2002

DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 1.667 +/-
ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL
LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13
DECEMBER 2001, 27 JUNE 2001 AND 8 AUGUST 2001 PLANNING
BOARD MEETINGS.

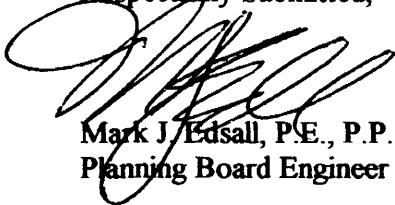
1. The property is located in the R-4 Zoning District of the Town. The lot is proposed with both central sewer and water. The "required" bulk information is based on a "grandfathered" status as an active application prior to the zone bulk change. The information on the plan appears correct for the zone and use group. The bulk table has been corrected as requested.
2. The Fire Inspector and Planning Board previously approved the T-turnaround configuration. In addition, the overall layout of roadways, and a review of the drainage issues, was considered in a field meeting with the Highway Superintendent on 9/16/02.
3. There were numerous corrections previously needed to this plan submittal. The great majority of items have been addressed on the plans, and they are generally acceptable. Some minor corrections and other issues still need to be accomplished. The following conditions should be added to any approval:
 - The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.
 - The applicant should submit a copy of the approval for the sewer main extension, from the NYSDEC.

REGIONAL OFFICES

- 507 Broad Street • Millford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

- The turnaround easement and snow disposal easement must be properly called out on the plan, and an easement agreement should be prepared for review by the Town Attorney.
- A sewer easement for the public sewer should be prepared. There is the possibility this can be a common document with the aforementioned easement.
- The Planning Board should require that a bond estimate be submitted for this Subdivision for the Public Improvements, in accordance with Chapter 19 of the Town Code.
- The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
- As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering. This should be coordinated with the Fire Inspector.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW00-23-11Dec02.doc



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JAMES M. FARR, P.E. (NY & PA)

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e-mail: mhepa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF:

N.W.

P/B APP. NO.:

00 - 23

WORK SESSION DATE:

5 Dec 01

PROJECT: NEW ~~OLD~~

X

REAPPEARANCE AT W/S REQUESTED:

—

RESUB. REQ'D:

later

PROJECT NAME:

Seaman

REPRESENTATIVES PRESENT:

JTS

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

X

FIRE INSP.
PLANNER
OTHER

X

ITEMS DISCUSSED:

- 1) connect 8" & to M/H
reconstruct invert
- 2) 3 1" w water sur up
curb stop @ road -
no meter pit (per NYS DEC)
- 3) skidoff @ house optional
- 4) house laterals 6" why not 4"
- 5) need all DEC submitted for review? GM if needed
- 6) NO DOH submittal needed

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

**TOWN OF NEW WINDSOR
ENGINEER, PLANNING BOARD
AND ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: GEORGE J. MEYERS, SUPERVISOR

FROM: MYRA MASON, SECRETARY

DATE: MAY 9, 2003

**SUBJECT: SEAMAN SUBDIVISION
(A.K.A. SANDCASTLE HOMES - NICK CARDOROPOLI)
SEWER ALLOCATION AGREEMENT**

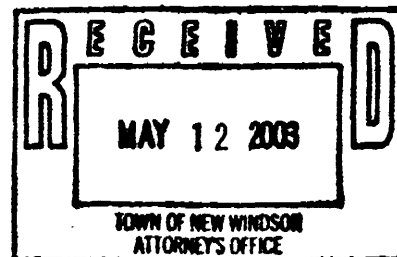
Dear George:

As per our conversation on 8 May 2003, please find attached a copy of the Certificate of Allocation and Agreement with Moodna Creek Development, Ltd. for sewer allocation for subject project. Also find attached an e-mail from Mark Edsall with his comments in this regard. During our conversation, you indicated the need for yourself, Phil Crotty and Mark Edsall to meet to discuss this agreement prior to Town Board action.

The applicant has asked that this be placed on the Town Board agenda for your June meeting, please let me know if this is possible. If you have any further questions, please feel free to contact me.

MLM

cc: Phil Crotty, Attorney for the Town – w/enc.
 Mark Edsall, P.E. – P.B. Engineer – w/enc.





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Writer's E-mail Address:
mje@mhepc.com

MEMORANDUM

26 March 2003

TO: ROBERT MURRAY, L.S. (via mail)
LOU CASCINO, P.E. (via fax 845-496-0584)

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: SEAMAN SUBDIVISION SANITARY SEWER SUBMITTAL
N.W. P/B APP. NO. 00-23

I have received and reviewed the technical submittal for the sewer main extension for the subject project. It is acceptable; however, it CAN NOT be forwarded to the NYSDEC without a copy of the reallocation agreement for sewer.

As you recall, New Windsor has in place a DEC imposed sewer moratorium. One method of having your application considered is a reallocation of sewer from the Majestic Weaving district in Cornwall (that discharges to NW plant). Tad Seaman had advised me that he had arranged this reallocation, but I am unable to verify at Town Hall that the reallocation has been finalized. I e-mailed the Town Attorney (Phil Crotty) to ask if he has any paperwork on this matter, but have not had a response. Supervisor Meyers says he has not signed any reallocation, and has directed that the application to DEC be held until the reallocation is complete.

You both should follow up on this so as not to further delay the submittal to DEC. Keep in mind that the Planning Board's approval was conditional, and there is an expiration provision.

cc: Myra Mason, P.B. Secretary (via fax)



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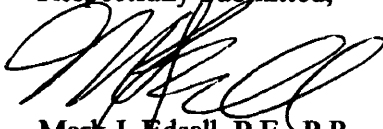
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SEAMAN SUBDIVISION
PROJECT LOCATION: OFF KNOX DRIVE
SECTION 6 – BLOCK 5 – LOT 46.3
PROJECT NUMBER: 00-23
DATE: 22 JANUARY 2003
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 1.667 +/-
ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL
LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13
DECEMBER 2001, 27 JUNE 2001 AND 8 AUGUST 2001 PLANNING
BOARD MEETINGS.

1. The application was scheduled for the 11 December 2002 meeting and comments were prepared. The applicant was a “no show”.
2. Attached are my review comments from the December meeting.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW00-23-22Jan03.doc

REGIONAL OFFICES

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- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

SEAMAN SUBDIVISION (00-23)

Mr. J. Tad Seaman appeared before the board for this proposal.

MR. PETRO: Proposed 3 lot single family residential subdivision.

MR. SEAMAN: This is going to be short and sweet.

MR. PETRO: Application proposes subdivision of the 1.667 acre parcel into 3 single family residential lots. This plan was previously reviewed at the 13 December, 2001, 27 June, 2001, and 8 August, 2001 planning board meetings, the August 8 was a public hearing.

MR. SEAMAN: My name is Tad Seaman. I own a parcel of land that's located off Knox Drive. When we were here the last time, there was a discussion concerning the use of a strip of land that we allege was owned by the Town of New Windsor and I believe that Mr. Krieger has made his findings. I don't know whether they have been given to you or not or whether they should be addressed.

MR. KRIEGER: I did report to you verbally but I can tell you that now I have received a deed and reviewed it and I'm satisfied that that right-of-way is in excess of 50 feet and is owned by the town.

MR. PETRO: That right-of-way is going to be built up to town specs, obviously, to your property line?

MR. SEAMAN: Yes, from Knox Drive right up to the property line and then, of course, I'm going inside the blacktopping here, okay. Basically, we have the water out on the street. The present plan shows for 3 one inch lines going into the project and also then there's the proposed sewer line that's going out of the project. The water lines and sewer lines are going out to each one of these houses in here. I have noted that there is I think a mistake in the figures that were put in here, but it's nothing that's of any great consequence, instead of one inch, they had four inch on

three of those lines. However, that's basically where we are right now. It's one lot, two lots, three lots and going out here that would be the ingress egress.

MR. LANDER: So your sewer lines from these three houses here are going to go to a manhole or to the main sewer line heading towards Knox Drive?

MR. SEAMAN: It will come out and it will go into the sewer line going right on out and tie in just on the downhill side of the manhole on Knox Drive.

MR. LANDER: Is that 8 inch, Mr. Seaman, proposed 8 inch diameter?

MR. SEAMAN: It's a proposed, yes, it's a proposed 8 inch right here.

MR. LANDER: Coming from the house I see, let's go to--

MR. SEAMAN: That's the one, see this 3 one inch, but when it comes over here, it's four inch.

MR. LANDER: I'm concerned with the 8 inch diameter.

MR. EDSALL: All the dimensions are messed up.

MR. LANDER: You didn't do this, did you?

MR. SEAMAN: No, I didn't and I can't find out who did, that's the worst part about it.

MR. LANDER: Six inch diameter sewer lines.

MR. SEAMAN: I'll refer to Mr. Edsall, but I will assume that they put a four inch lateral from each one of the houses and go into a six inch.

MR. BABCOCK: That's the typical layout.

MR. EDSALL: Probably end up being an 8 inch main and four inch laterals.

MR. LANDER: You can put six inch in if you want, I know you don't have to have four inch diameter water

lines though.

MR. BABCOCK: If there's minimal slopes sometimes and long runs they do increase it to a six inch so but that really is up to the applicant.

MR. EDSALL: I think at this point Myra had raised the issue that there were some corrections that needed to be made on the plan. As I have said, there was issues about the utilities which are open, I think at this point we're more trying to get it on the record as to his ability to proceed or not and whether or not the board agreed that based on Andy's findings whether or not he can go ahead and proceed and get the utility work cleared up.

MR. PETRO: Now we said we do agree with Andy, that's fine, might as well proceed, but there are a number of items, there's eight items that need to be addressed so if you can take that and get a copy of it and address them and come back, we can finish up.

MR. EDSALL: There's a big step that the applicant's going to have to take which is obtaining any outside agency approvals, if he runs with the individual services for water, he will not require health department approval, he will just need the town to approve, probably a meter vault with the individual services. The sewer, no matter how you look at it, has to go to DEC. So he needs to have preliminary approval to go ahead out to make his utility submittals which we have to review and accept before Supervisor Meyers can send it on to the DEC. We need to get SEQRA out of the way so procedurally, there's a couple of things, if you care to do it, we can do tonight, Myra can possibly check to see if we have officially taken lead agency.

MS. MASON: I have down something about a coordination letter.

MR. EDSALL: So probably since the letter was sent out we never really formally took--

MR. PETRO: That was sent on 12/14/2000.

MR. EDSALL: So if that be the case at this point, if you haven't heard from anyone else who wants to be lead agency, the board could take that officially tonight if you care to make a motion.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency for the Seaman subdivision off Knox Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Next step that would be appropriate since you're lead agency and the public hearing is concluded and you've heard from the attorney would be to consider a negative dec.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Seaman subdivision off Knox Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Now, if you want to send him on to DEC, what you'd have to do is give him a conditional preliminary with a condition being that before you'll

attach any acknowledgment that he has preliminary that he has to get the plan corrected.

MR. PETRO: That's just the plan also on 9/4/2001, I have highway disapproved on 9/10/2001.

MR. EDSALL: I spoke with Henry today and Henry's concern, we think we might of come up with a solution, I think this is the first time Henry's run into a road that's a town road and as you continue to drive up the road, it turns into a private road. His concern is how do you turn around and where do you put the snow? Well, the question is how do you turn around and put the snow is no different than having a dead-end stub road with no turnaround, what we have, Henry and I have talked about is an approach I've used in a couple other municipalities, which is when the easement is created for the sewer to create a turnaround easement that encompasses the private road so the town trucks would have the ability legally to turn around on the private road, although they may not have the obligation to plow it and secondly create a snow plowing agreement or easement where there's a corner of the property where snow could be pushed right in the middle of the road.

MR. SEAMAN: I don't have problems with that, I'd be willing to work right along with Henry on that. I just would go for the things that Mark is talking about when they do come up with the plows to plow it at a place that's reasonable for everybody, including them, and then turn around and go back out. But right now, they only plow about to here and then I think they perhaps have to come around and back in and push the snow off.

MR. EDSALL: One of the problems, one of the options we looked at, what happens if the town abandoned the road and said we don't want it anymore. Problem then is that the two homeowners who are using it and have never paid to plow it would now have to be part of a private road maintenance agreement to have it maintained and I'm sure that they would object to that because that's now a town road and the town maintains it, so that isn't an option we can pursue but notwithstanding whatever he tells has to be worked out between preliminary and final, he has to make Henry Kroll happy

or otherwise, he doesn't get final approval.

MR. PETRO: Motion for conditional preliminary approval.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant conditional preliminary approval to the Seaman subdivision off Knox Drive and conditions would be obviously taking care of all of Mark's comments on the 12 September, 2001 worksheet and taking care of the highway comments that were just gone over by Mr. Edsall, also have to contact Fire Inspector Rogers for a street name. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



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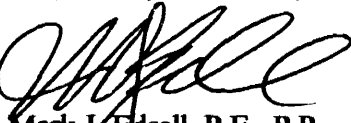
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: SEAMAN SUBDIVISION
PROJECT LOCATION: OFF KNOX DRIVE
SECTION 6 – BLOCK 5 – LOT 46.3
PROJECT NUMBER: 00-23
DATE: 12 SEPTEMBER 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 1.667 +/-
ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 DECEMBER 2001
27 JUNE 2001 AND 8 AUGUST 2001 PLANNING BOARD MEETINGS. THE
APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT
THIS MEETING.

1. The property is located in the R-4 Zoning District of the Town. The lot is proposed with both central sewer and water. The “required” bulk information on the plan appears correct for the zone and use group. **The bulk table still requires some corrections, as follows:**
 - Include the maximum height (35’)
 - Add minimum livable area (1000 s.f.)
 - Add maximum development coverage (30%)
 - Add values for each lot, verifying compliance
2. The Fire Inspector and Planning Board previously approved the T-turnaround. Prior to final approval, some final details need to be worked out with the Highway Superintendent. Conceptually, the applicant will provide a turnaround easement to the benefit of the Town, and a snow plowing easement will be provided for deposition of snow.
3. In addition, the access to the properties off the “stub road” must be properly maintained. Grade adjustments to deal with the existing drives must be final designed. It would be appropriate to prepare profiles for these drives.

4. The Private Road detail still needs some correction, as follows:
- The road must have an 18 ft. improved traveled way, plus 3 ft. of stabilized shoulder on each side, plus a 3 ft. drainage swale.
 - Outlet for the roadside swale must be coordinated with the Town road existing conditions at Knox.
5. The applicant will be required to obtain a sewer reallocation for the proposed sewer extension to the project.
6. The application will require submittal to the NYSDEC and OCDOH for the sewer and water main extensions, respectively.
7. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
8. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

RESULTS OF P.B. MEETING OF: Sept. 12, 2001

PROJECT: Seaman Sub.

P.B.# 00-23

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) L S) K VOTE: A 3 N 0

2. TAKE LEAD AGENCY: Y ✓ N__

CARRIED: YES ✓ NO__

M) L S) K VOTE: A 3 N 0

CARRIED: YES ✓ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

Preliminary
APPROVAL:

Conditional
Preliminary

M) K S) L VOTE: A 3 N 0 APPROVED:

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY:

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Road questions are solved - Applicant can proceed</u>
<u>Need easements for snow placement</u>
<u>Address all Marks & Henry's Comments</u>

SEAMAN, TAD, RIGHT-OF-WAY

MR. PETRO: Andy, how did you make out with Tad Seaman's right-of-way?

MR. KRIEGER: It appears for all of the Town records, the right-of-way is slightly over 50 feet. In order for me to say definitely, that it is that based on what I've seen in the Town and 95 percent sure that is the way it is, that's how it's carried on the tax map, that's the way it appears in the files of the Town. But apparently, at the time the subdivision was approved, which is back in '57, a deed was given to the Town deeding the roadway. In that deed is a description of this particular stub, I'll use the word stub for convenience sake. In order for me to be sure that it is 50 feet, I would have to see the deed, I have so notified the applicant both by telephone and in writing that I need to see a copy of that deed, give me a copy of the deed and I told them who it was from, who it was to and when it occurred, I don't have a liber and page.

MR. PETRO: Andy, you answered my question. Contact him one more time, see if he wants to be put back on the agenda. We need a copy of the deed.

MR. KRIEGER: Will do.

MR. PETRO: Motion to adjourn?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE

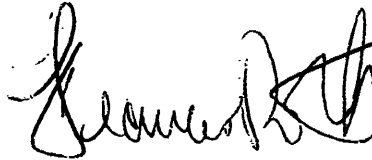
August 22, 2001

64

MR. PETRO

AYE

Respectfully Submitted By:

A handwritten signature in black ink, appearing to read 'Frances Roth', written over a horizontal line.

Frances Roth
Stenographer

SEAMAN - DISCUSSION

MR. EDSALL: For the board's attention, I mentioned to the Chairman in the past one of the applicants, Mr. Seaman, is an employee of our firm. I wanted the board to be aware of that. If the board feels that I cannot make an unbiased review of his application and you care to replace me for that application, that's your prerogative, I just wanted to make sure everyone's aware of it.

MR. PETRO: No, I don't have any problem with it, but listen, bringing up Mr. Seaman's application, I really want to get that resolved because I kind of, not, I'm not putting blame on anybody, I felt out on a limb, I really didn't know for a hundred percent.

MR. EDSALL: Part of problem is and it's what we talked about before, the appearance, Mr. Seaman's been having some problems with the surveyor preparing the plan. He's been not only nonresponsive in many respects as to what I've been asking for, but being nonresponsive to the person who's paying him. So there's a very good chance after tonight Mr. Seaman's going to replace his surveyor and we're hoping that we'll have a surveyor that will not only be more responsive, but can get the answers we need on topo and ownership and title searches and whatever else.

MR. ARGENIO: What was he reading from, he had an 8 1/2 by 11 piece of paper in his hand and says I have a map here, what did he have?

MR. EDSALL: He was looking at the Jagger major subdivision which was an application prepared by I believe Scott Kartiganer that took probably eight years to get through the board.

MR. ARGENIO: That was when?

MR. EDSALL: '92, I believe the application came in and he provided me with his phone number and copy of his, the location plan on his map which does, the way it's prepared presents a conflict in the property lines so just what you said, Mr. Chairman, we have some

verifications to make.

MR. PETRO: Andy, you're going to work on that?

MR. KRIEGER: Yes.

MR. EDSALL: He didn't question the existence of the strip, he said he felt it was 30 foot wide, not 50, also, he believes that the back of that stub he sayings his property goes behind that piece not Tad's.

MR. ARGENIO: He thinks he owns it.

MR. EDSALL: That's why we need a very responsive thorough surveyor.

MR. PETRO: Okay, motion to adjourn?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. ARGENIO

AYE

MR. BRESNAN

AYE

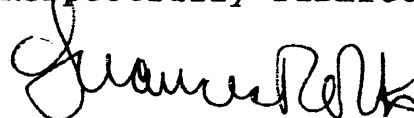
MR. KARNAVEZOS

AYE

MR. PETRO

AYE

Respectfully Submitted By:



Frances Roth
Stenographer

SEAMAN, J. TAD SUBDIVISION (00-23)

Mr. J. Tad Seaman appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 1.667 acre parcel into 3 single family residential lots. This plan was previously reviewed at the 13 December, 2001 and 27 June, 2001 planning board meetings. This property is located in an R-4 zoning district of the town and again, obviously, this is a public hearing, I know that all you know that and you see how it's been going so we're going to have Mr. Seaman make his presentation, then we'll open it up for comment.

MR. SEAMAN: Thank you, sir. Basically, there's not much change as to where we were at the last time, except that there was a lot of issues that were taken care of. There was a question about making contact with Jerry Jacobowitz to straighten out the water supply or, excuse me, sewer supply and that has been just on the verge of accomplishing that matter. We do want to have a meeting with the town engineer, the town attorney and the highway superintendent concerning the private road that goes from Knox Drive back to this bigger parcel. We want to, I think that with all of us working together, we can make, we can have a good situation for both the town and for the people that live on this particular parcel.

MR. PETRO: Let the minutes reflect that the highway superintendent Town of New Windsor is in the audience and is here for comment if we need him. Also, can you put up a plan?

MR. SEAMAN: Yes.

MR. PETRO: I interrupted your presentation but we need to have a plan set up.

MR. SEAMAN: Do you want me to go over this?

MR. PETRO: Yes.

MR. SEAMAN: The parcel is directly in back of my office which is right across the street. There's this particular private strip of land, it's actually owned by the town and this is the one that I was just discussing with the Chairman concerning that. This plan does not show it because there was certain little problems that we had in getting this thing accomplished but instead of there being a cul-de-sac, what has happened here is that we're going to be putting a driveway that will go out following to the right here, another driveway that will go into this house and driveway that will go into that house. There's a substantial amount of room in each one of these lots to handle the driveway as well as the houses and have enough lawns.

MR. PETRO: So, instead of the cul-de-sac, you're going to make a T turn?

MR. SEAMAN: That's correct, and have the T turn and there will be an allowance for a turn up in this area for deliveries and that can be used to turn around and drive back out to Knox Drive.

MR. PETRO: What we're going to do is we'll review this plan as it stands and obviously, we'll hear from the public. But for the board members, myself, we have to understand it's not going to be a cul-de-sac, if it's approved by the highway and fire department, so we're not going to go to a final approval tonight because we don't have those approvals. So we can eliminate that happening tonight but we do want to get comment from the public. We have seen this plan twice and I know you have been to a number of workshops. Before I open it up to the public, there was two concerns that were being brought up a number of times from citizens in the town, one was that the land going from Mr. Seaman's lot to Knox Drive, how is he doing that. Well, it's a 50 foot easement across those lands that the Town of New Windsor owns for the purpose of a road, town road, and that's, he's exercising his right to utilize that and we as a board have no right to say yes or no. He has every right to utilize the town road the same as you and I drive on one. The second issue is some of the people here may not know this, that the road does not

continue through to Union Avenue. There was some confusion about that, it dead ends in his lot, the three houses, and you have to exit back out and the importance of that is that there will not be any through traffic. This will only be local traffic to three homes. With that, any other members have any other questions before I open it up to the public? I have to stand corrected on one item, fire department has given its approval for the turn proposed, T turnaround, so we have an approval for the T turnaround. All right, at this time, I'd like to open it up to the public. We have, on July 18, 2001, 16 addressed envelopes containing the attached notice of public hearing were mailed. If someone is here, would like to speak on behalf of this application, please be recognized by the Chair, state your name and address and come forward. Would someone like to speak?

MRS. HASSDENTEUFEL: I'm Shirley Hassdenteufel, 33 Knox Drive. Mr. Seaman tells me it's going to be my benefit. What's to my benefit? I paid extra for a corner lot. Mr. Irving and my husband did, and that was, and we have cut the grass and everything else in there and the town, you said to me I'm going to get plowing, the town has plowed me for 49 years.

MR. SEAMAN: Well, that's very nice.

MRS. HASSDENTEUFEL: What benefit, I get wonderful town service, so what could you give me except some landscaping?

MR. SEAMAN: I'm not giving you anything, except for there's only a portion of the road that has been completed. There's the rest of it doesn't have curbing on the side and doesn't have any blacktop.

MRS. HASSDENTEUFEL: That's how it was supposed to be and in fact, many years ago before this board we came in and Elliot Weiner was the attorney but our homeowner's association came in and that road was closed. In fact, Hank Van Leeuwen who isn't here cause he had a meeting, said he remembers it and Ernie Spignardo, Carl Schiefer and Joe LaScalo and this man's father, your father was on there and it was no benefit

cause we had wonderful town services.

MR. PETRO: Shirley, being I have talked to you outside, obviously, and for my edification, I have already contacted counsel, the land that Mr. Seaman is showing there as a road to the property, town road, is indeed the town of New Windsor property. So if Mr. Van Leeuwen or somebody else told you it wasn't or Mr. Spignardo, why they would well you that, they had no right to tell you that.

MRS. HASSDENTEUFEL: We were told it was closed cause my uncle owned the land behind the spur.

MR. PETRO: Obviously, it wasn't a built out road, it was probably only a paper road, but that doesn't mean it doesn't exist, it exists.

MRS. HASSDENTEUFEL: But the other one was closed, the dead-end spur on the other side of the horseshoe.

MR. PETRO: Understand what I'm saying, if they, someone wants to improve it to town specs.

MRS. HASSDENTEUFEL: What can he improve on?

MR. PETRO: He has to blacktop it, put the curbs in, build it to town specs.

MRS. HASSDENTEUFEL: Town does a wonderful job, we don't have holes in it.

MR. PETRO: There's no road there now.

MRS. HASSDENTEUFEL: Before you were road supervisor, the other previous road supervisor did a good job, we never had a problem.

MR. PETRO: I don't know how to answer you.

MRS. HASSDENTEUFEL: All it's going to do is bring us more cars.

MR. SEAMAN: This is why I wanted to talk with the highway superintendent and town engineer in order to be

able to get a definite answer on this, quite frankly, my research has found that this road does go from Knox Drive right up to the back of my property. I also know that it has to be upgraded and I, we also are concerned about maybe a delivery truck having to make a turnaround and being able to go back out to Knox Drive, this is why I'm saying we want to have a discussion with the highway superintendent, with the town attorney.

MRS. HASSDENTEUFEL: We have a sign in our development no through traffic.

MR. PETRO: Not going to be through traffic, it's dead-ending.

MS. HASSDENTEUFEL: Can you prove that each house will only have two cars? We have someone in Knox Drive that has seven cars, I'm Lynn Hassdenteufel, if you open up the spur, how much are you going to take on either side, are you going to take property and we're going to have to get rid of things that we have already established there from years ago? Now are we going to be compensated for the piece of property you're going to take from us? Because if you got a road coming down here and you've got a driveway here and here and road coming here, what's to say you're not going to have a major crash? And also with a plow coming up, if you have a plow coming in there and they're going to try to get around and come back out, what's to say I'm not going to be plowed in on my side or my other neighbor on the other side? I understand that you want to build houses, I've got no problem with that, but my question is why can't you come out from the side that you already have established, I've already got access, if you own from your property back, why not just make that the opening for that?

MR. PETRO: It's a very simple answer and that answer, although it's not what you want to hear, I'm sorry about that, is that he has a town road going through his property, it's just not improved.

MS. HASSDENTEUFEL: If there's already a road established from his office that he owns and it's, he

owns from that office back, why can't you just open that?

MR. PETRO: Off his driveway?

MS. HASSDENTEUFEL: Yes, instead of having it come through the dead end spur, that would be more accessible and easier for a truck to come in and truck to come in a little spur and try to get up, even if you gradually do it and you've got to worry about traffic. My question, like I said before, is I work 12 hour shifts, if I come home and you've got somebody that's got four or five cars, how am I supposed to get into my own driveway?

MR. PETRO: Let me interrupt you for a second. Mark, why is Mr. Seaman not coming as a private road off of his own driveway to these lots?

MR. EDSALL: Well, he couldn't put a road in off Union Avenue and have it shared between the residence and the office because the regulations don't allow private roads to have combined use of commercial and residential.

MR. PETRO: I'm trying to answer your question.

MR. EDSALL: Plus there's no, on that side, that's a commercial driveway, it's not a town road, so he'd have to build a new town road from that side which I guess is another option. But in this case, he has frontage on a town property.

MR. PETRO: As far as he explained that so that's really cut and dry, that's the law, that's the end of it. I can't talk about it. The other thing that you mentioned if you're taking care of the property, you planted flowers there or bushes, even though you have been doing it for these years, you're planting it on Town of New Windsor property.

MS. HASSDENTEUFEL: No, I'm planting on my own.

MR. PETRO: He can't touch your property.

MS. HASSDENTEUFEL: You're going to come down with the curb, you're going to be on both sides.

MR. PETRO: Curb will be in the town right-of-way, it won't be on private property.

MS. HASSDENTEUFEL: There's not that much room.

MR. PETRO: Map says there's 50 feet, there's 50 feet.

MS. HASSDENTEUFEL: I have--

MR. EDSALL: It's a 50 foot property.

MR. PETRO: It's a 50 foot right-of-way owned by the Town of New Windsor, we can't come in and take your property, that's ludicrous, it's impossible. Probably what you see there is going to be paved further, the right-of-way is bigger than what you see, that's the bottom line.

MR. KOCHAN: John Kochan, 572 Union Avenue. I was out there today and I measured the road and the paved road was 30 feet and the ten feet on each side is pretty close to their houses. And I purchased the property, I have the 3.9 acres right adjacent to Mr. Seaman's, I purchased it from Mr. Jagger and he proposed a subdivision back in '92 and '97, took like five years. Back in '92, I received a, I got a copy of the minutes back in '92, was Mr. Petro, Mr. Van Leeuwen, they indicated that the spur was too small, want me to read it, says not 50 feet, this is Mr. Van Leeuwen, let's see here, Mr. Van Leeuwen says the spur was too small. Mr. Kartiganer, which was the engineer at the time, said it was too small. Mr. Van Leeuwen which was on the board at the time said no, it's 50 feet, it wasn't 50 feet, it was the curb radius to tie in to that, that was a problem. Mr. Van Leeuwen says I wouldn't want to go through there. Our preference is to have it this way, it's a small cul-de-sac which I guess at the time the cul-de-sac was on my property, the 4 acres. So right here then they indicated that we didn't have 50 feet to put a right-of-way there or a town road, it's a town road.

MR. PETRO: I don't know that what they said is correct, we don't know that.

MR. KOCHAN: It's in the minutes.

MR. PETRO: I can say something here and be mistaken, it's happened.

MR. KOCHAN: Mr. Jagger was trying to get that right-of-way for that road.

MR. PETRO: That's what I said, I asked the attorney and the engineer if indeed the town owns 50 feet there because if it doesn't, we don't have to have this conversation because he can't come through there because you have to have 50 foot right-of-way and evidently, unless--

MRS. HASSDENTEUFEL: Nobody checked it?

MR. PETRO: We checked it.

MR. EDSALL: There's another connection it looks like to a property off Union that adjoins the southwest corner of the parcel that's being reviewed tonight, that's only a 30 foot strip, that's another piece that leads to the south, so there's another, appears to be what was intended years ago as a connection but that's only 50 foot wide but that's different, but that's a different issue, that's the other end of the subdivision, the piece that's shown on this application as tying out to Knox, the survey showed 50 foot.

MR. PETRO: Have you ever, Shirley, have you ever surveyed your property recently and had stakes, do you know where your stakes are?

MRS. HASSDENTEUFEL: Not recently, but my uncle owned the property I believe that you own now cause he owned the whole subdivision.

MR. KOCHAN: I have an area map, but I guess he went through all the subdivision approvals, area maps indicates that that spur is owned by me. I haven't had a chance to survey that area but I have the proposed

subdivision plans and the area map is clearly indicating that the spur is part of my property and it says 30 foot so--

MRS. HASSDENTEUFEL: Always remember my uncle saying Shirley, don't worry because I wanted to buy some of it.

MR. PETRO: We're not going to solve it now and I want to get home sometime tonight.

MRS. HASSDENTEUFEL: Good, Jim.

MR. PETRO: We're not taking action tonight anyway. Now, I really want to know a hundred percent, we know the engineer is saying this and you're saying one thing, your daughter's saying another, he owns the property, man wants to speak back there, nobody knows for nothing so we're going to find out, all right, Tad, just what that is, I don't care if the town has to get a surveyor, we're going to find out what's going on and if it's a 50 foot right-of-way, that's it, I don't want to hear about it, you have flowers, town owns it, that's a town road. If he doesn't own it, then he can't go through there, it's very simple.

MRS. HASSDENTEUFEL: If it gets approved, does he have to put a retaining wall because up on top of that hill, the land is higher than down on the bottom, I don't want to have, to put, I have a fence up there now so the kids don't cut through.

MR. PETRO: What do you mean a retaining wall?

MRS. HASSDENTEUFEL: Well because when they cut, you know, have to cut into the--

MR. PETRO: The driveways, the town road would have to meet Town Code which would be the grade of the road and if you, if it calls for a retaining wall, he has to. If it doesn't, I think it's ten percent slope.

MRS. HASSDENTEUFEL: If it calls?

MR. PETRO: If it calls for it, he'd have to do it, of

course, at his expense. Okay, let's--can you leave us a copy of your map also so we have some information because there's too many conflicting stories and I want to find out myself.

MR. JAMES O'NEIL: James O'Neil, 40 Knox Drive. A lot of my questions have been answered but there's one thing that I know things changed, time changes everything, but I don't think promises do and we were promised by a planning board that they would never open either spur, that's a promise made to us, it's in the meeting someplace, okay.

MR. PETRO: Let me tell you this. I have been Chairman nine years, these are all good members here, nobody on this board has a right to make you a promise. The law is the promise. If your son owned that property, wanted to put 3 houses there, I told you somebody made a promise 15 years ago, the law is the law.

MR. O'NEIL: Let me ask one more question then, is this any of this property face Union Avenue, on Union Avenue?

MR. SEAMAN: The property?

MR. O'NEIL: It's completely landlocked.

MR. SEAMAN: It's not completely landlocked, it has a town road that goes through it.

MR. O'NEIL: Well, the town road, I know what you're talking about, but what property is on Union Avenue?

MR. SEAMAN: What we were discussing is right here, here's your Knox Drive and here's the town road that goes right back to it, so it's not landlocked.

MR. O'NEIL: Where is Union Avenue?

MR. SEAMAN: Over here.

MR. O'NEIL: How much of your property is on Union Avenue?

MR. SEAMAN: None of this is on Union Avenue.

MR. O'NEIL: Where the houses are going?

MR. SEAMAN: None of it is, those three lots, they'll get out of this area by traveling down this road and going down Knox.

MS. HASSDENTEUFEL: That's not Knox Drive, Knox Drive is a horseshoe.

MR. SEAMAN: Well then it might get another name.

MR. O'NEIL: How far from Union Avenue are your lines?

MR. SEAMAN: From Union Avenue to here is about 150 feet.

MR. O'NEIL: What is it zoned as, the property?

MR. PETRO: R-4.

MR. O'NEIL: What's that N-A mean?

MR. PETRO: Residential.

MR. O'NEIL: How come he's got an office?

MR. SEAMAN: Because--

MR. O'NEIL: Businessman up on across from the school, also from the school there's a piece of property too, I assume that was all commercial or business rather than private property?

MR. SEAMAN: I'm talking about this particular piece of property right now.

MR. O'NEIL: That's residential, is that what you're telling me?

MR. PETRO: Correct, yes.

MR. O'NEIL: Definitely on the map?

MR. PETRO: Yes, it's R-4.

MR. O'NEIL: That's all I got to say.

MR. PETRO: Something different?

MR. CRACCILO: My name Vito Cracciolo (phonetic), 7 Oxford Road. Question would be I'm assuming now that any utilities, gas, electric, water, they're all going to come in through the Knox side?

MR. SEAMAN: That's what is anticipated right now. The engineer that we've had working on it is designing where the water lines are going to go right down this line, down this road and tie into the water lines on Knox Drive. As far as the sewers are concerned, they'll drain into a sewer manhole here and they'll go down and tie into a sewer line over here and that's basically, probably gas is going back there.

MR. CRACCILO: Gas and electric?

MR. SEAMAN: Yes?

MR. CRACCILO: Underground?

MR. SEAMAN: That's the way I understand it.

MR. CRACCILO: One more question. There's an acknowledged high water table, if you get a little bit of rain on the homes that are abutting this property on the west side of Oxford, mine being one, you really build up the water. If you have a few hours of rain and we have an easement, 15 feet of your property has to be set aside for the water to sit and run down, how is that property going to be graded? Hopefully not to exacerbate that problem. Are we going to drain this away from Oxford or if that's graded the wrong way, we're going to have more water sitting in our back yards.

MR. PETRO: Mark, why don't you field that instead of Tad, please.

MR. EDSALL: From looking at the plan, I don't see any

extensive grading proposed for the individual residential lots. It would seem to me that extending the road up would tend to collect some of the drainage and direct it down the road so that drainage will definitely not be heading in your direction, that would go out to the collection system on Knox. I can't anticipate since the grade heads out toward Knox from the road that you'd really see much of a difference.

MR. QUILL: Jerry Quill on Clarkview Road, how is it going to get to Knox on Clarkview coming off Union Avenue?

MR. PETRO: Correct.

MR. QUILL: We can't stand one more car up there going through the development.

MR. PETRO: I think the whole town, sir, can't stand one more car. Every single application that comes in here is about one more car and, you know what, you're absolutely right.

MR. QUILL: I understand that but if you can maybe talk to the person in front off Union Avenue, maybe go through that way, we just hate more traffic on Knox.

MR. PETRO: Can't get off Union because as Mr. Edsall said earlier, you cannot combine a commercial property on a private road with residential units.

MR. QUILL: These are going to be private homes, aren't they?

MR. PETRO: Yes, but the road coming in serves Tad Seaman's commercial building and you can't have the two mixed on a private road, has to be a town road. I don't want to seem like--I live on Mahary Lane and every morning is a nightmare trying to get out. I can't stand another car, Shop Rite, Hannaford's, it's a pain in my you-know-what. But they have every right same as me and you to use their land.

MR. KROBOTH: Jeff Kroboth, may I approach the site plan because first time seeing the site, get a good

look at it.

MR. KROBOTH: What I wanted to know, the trees behind my house, we have a big patch of woods that's going to be cleared, I wanted to know what the intentions were of clearing it totally or leaving because there's an easement leaving a strip of trees, some woods in our back yard, I just bought the house less than a year ago and one of the reasons I bought the house is because I had a nice private woods in my back yard.

MR. PETRO: Is it on your land?

MR. KROBOTH: No, but there's an easement there and--

MR. PETRO: Only safety would be obviously if it's on your land. If it's on somebody else's land, I know I'm stating the obvious, but you have to understand we have to look at it objectively.

MR. KROBOTH: I wanted to know if there are plans of totally leveling the area, taking everything out?

MR. ARGENIO: Did he answer your question?

MR. KROBOTH: No, I'm asking the question right now.

MR. SEAMAN: Basically, there will be a lot of the trees removed but I want to try to preserve some of them because there's some very nice trees in there but there's a lot of them that are not nice trees, they're ugly trees.

MR. KROBOTH: Will there be a privacy barrier between the new houses and existing?

MR. SEAMAN: Probably not that much of a privacy barrier. I would expect what's going to happen homeowner's are going to plant shrubs or something of that nature around the perimeters of their own houses so they have some privacy themselves.

MS. HASSDENTEUFEL: I have another question, if Mr. Seaman does build these houses, what happens to our privacy since our house is there now, they build up

above us, I mean, I do keep my windows closed sometimes but what happens if you want to leave your windows open, you're not going to have any privacy in my own house. I'm on a hill.

MR. PETRO: You'll have to move to Argentina or something where there's a lot of land. I can't answer those kind of questions.

MS. HASSDENTEUFEL: That's okay, you answered it, thank you. No, you answered it perfectly.

MRS. HASSDENTEUFEL: Remember that easement from when I was there, Jim?

MR. PETRO: Something that we can work with, I mean, I can't, the other answer would be buy the property then you have control over it.

MS. HASSDENTEUFEL: No, you answered it perfectly, sir.

MRS. HASSDENTEUFEL: I do get water in my yard.

MR. PETRO: I'm getting tired of the public hearing because we're going over the same items. Does somebody have something other than that, something we haven't spoke of?

MR. IRVING: Irving, 31 Knox Drive. I'm right on the spur, but I'm wondering now when they put the road in for the new houses, how much of that land are they going to take? I don't have much driveway there now, the way they're putting the road in, they're going to take part of my driveway away.

MR. SEAMAN: Talking about this particular piece of land?

MR. IRVING: 31 Knox Drive would be on the left-hand side of the spur, as you're looking towards the property.

MR. SEAMAN: On the left-hand side?

MR. IRVING: I'm on the left-hand side as you're going

in the spur, I only have a small driveway there now.

MR. SEAMAN: You aren't on this particular one, are you, the one, this is Shirley's house right here, this is your house.

MR. IRVING: Well, if you're going in the spur, it's on the left-hand side.

MR. SEAMAN: All right, this width right here is undetermined right at the present time because it is a town road, but the highway superintendent may have some sort of interest in using a portion of that to give service on that road, namely either plowing snow or whatever it might be.

MR. IRVING: I just got about a car's length there now. That's all, thank you.

MR. R. QUILL: Ron Quill, 39 Knox Drive. In terms of elevation on this property, basically, this is behind our houses, we look up to this property. Once those trees are removed, what's the elevation difference with the drop, in the drop of elevation from the beginning of that, the back end of his commercial property to the end of that which would be the end of the spur, what's the drop in inches? Because I'm going to end up getting that water in my basement. Bottom line, take those trees out, the water is going to flow right down all over our basement. So, do you know the drop in elevation on that, sir, cause he said there's limited grade?

MR. EDSALL: Don't know that I have enough topo to give you that answer. Again, most of the increase in storm water discharge on a project are from the paved areas and the roof drains, usually grassed areas don't have that significant a difference than wooded areas. In fact, grassed areas sometimes slow the storm water, slow down more than an ungrassed wooded area. The paving, what I'm saying is that based up that plan, it appears that the paving of the driveways will connect into the road which will likely drain down to the collection system on Knox.

MR. R. QUILL: Is the grass graded towards the driveways?

MR. PETRO: He's stating that the grass would probably absorb more rain than the wooded area would.

MR. R. QUILL: And it's all grass, I get a flow to my back yard, I have done extensive landscaping to keep that away, out of the basement, I just finished my basement, you know, what do I have to do, tear it back out again?

MR. PETRO: You bring up a good point, we'll check over, we're not taking action tonight, we'll look at the topo, maybe a swale in the back of the yards.

MR. R. QUILL: If I get some bad water flow.

MR. EDSALL: We need to get some more topo information on the plan.

MR. PETRO: We've asked people to put swales in and direct the water so that's a good point, that's something we can work with.

MR. CRACCILOLO: Vito Cracciolo, is it anticipated that once you clear the trees and clear the property for the site that the building is going to commence immediately? We're not going to have a situation where, you know, we clear and then we don't start building till next spring or the next summer and we get the problems of no water, nothing to hold the water for months on end?

MR. SEAMAN: Believe me, it's my hope that those houses will be sold rather rapidly. Matter of fact, I'm not selling houses, I'm selling pieces of land that people are going to come out and build their houses on that land.

MR. CRACCILOLO: There's no plan as to the type of house, at this point, you've just selling me the property?

MR. SEAMAN: That's correct.

MR. CRACCILO: Thank you.

MR. PETRO: Any other subjects? All right, I'll entertain a motion to close the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Seaman subdivision off Knox Drive. Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: Before you go, you might want to hear this. The one point you brought up and I really want to know myself is about the easement and I'm sure you're an attorney, you probably looked into it, I want to know, I just asked our own attorney to doublecheck, I have asked the engineer, he's told me it's 50 foot, he's going off a plan, that's his job, that's the way he looks at things. I want to know from legal records is this a 50 foot easement? Andy, you got this, right, owned by the Town of New Windsor for the purpose of building a road, yes or no. If it's not, Mr. Seaman, then you can scratch this plan, we're going to start with something else. If it's a yes, this plan is probably going to stay the way you see it with some revisions. If you want to be on the next agenda, we have to know the legal description, not the engineering description. Okay, everybody on the same page with that?

MR. SEAMAN: You want the legal description as it is right now?

MR. PETRO: I want to see somewhere in the records of the town somewhere deeded in Goshen this is a 50 foot

easement owned by the Town of New Windsor for the purpose of building a town road, very simple. If not, you can't go and do what you want to do. We have to know that it is an easement.

MR. EDSALL: It's probably a dedicated parcel is what it is.

MR. PETRO: Some legal definitive answer. Mr. Van Leeuwen had no right to do that, no board member does. They made a statement that--

MR. O'NEIL: Actually signed a petition, we came to the meeting and we sat here and they passed it. It's in the minutes.

MR. PETRO: Well, they may have overextended their powers trying to appease people. I don't know what the case may be but we'll know one way or the other with the legal description, that will end it yes or no.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net


TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SEAMAN SUBDIVISION
PROJECT LOCATION: OFF KNOX DRIVE
SECTION 6 – BLOCK 5 – LOT 46.3
PROJECT NUMBER: 00-23
DATE: 8 AUGUST 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 1.667 +/-
ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 DECEMBER 2001
AND 27 JUNE 2001 PLANNING BOARD MEETINGS.

1. The property is located in the R-4 Zoning District of the Town. The lot is proposed with both central sewer and water. The “required” bulk information on the plan appears correct for the zone and use group. The bulk table still requires some corrections, as follows:
 - Include the maximum height (35’)
 - Add minimum livable area (1000 s.f.)
 - Add maximum development coverage (30%)
 - Add values for each lot, verifying compliance
2. The Fire Inspector and Planning Board previously approved the T-turnaround. Prior to final approval, some details need to be worked out with the Highway Superintendent. Grade adjustments to deal with the existing drives on the “stub” Town road must be final designed.
3. The Private Road detail still needs some correction, as follows:
 - The road must have an 18 ft. improved traveled way, plus 3 ft. of stabilized shoulder on each side, plus a 3 ft. drainage swale.
 - The road subbase must be 8” shale plus 4” Item 4. (not just 4” Item as noted).
 - Outlet for the roadside swale must be coordinated with the Town road existing conditions at Knox.

4. The applicant will be required to obtain a sewer reallocation for the proposed sewer extension to the project.
5. The application will require submittal to the NYSDEC and OCDOH for the sewer and water main extensions, respectively.
6. The Planning Board previously authorized a Lead Agency coordination letter, which was circulated. The Board may wish to formally assume the Lead Agency position at this time.
7. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
8. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW00-23-08Aug01.doc

REGULAR ITEMS:

TAD SEAMAN SUBDIVISION (00-23)

Mr. Tad Seaman appeared before the board for this proposal.

MR. PETRO: Tad Seaman 3 lot residential subdivision for single family homes.

MR. SEAMAN: Good evening. We recently had a meeting at the workshop session and Robert Murry has been doing the whole plan for this subdivision and he attended the workshop session. Shortly after that, we were found out that he was not going to be able to make the deadline of being able to get the drawings back to us so we're in the little quandary as far as that's concerned, however, what we're willing to propose is that we would like to have a public hearing on this and if we can work that out, have the workshop session, I believe you're going to have a July 25th meeting and if we could hold the public hearing at that time, that would move things along.

MR. PETRO: On the main plan you worked it out with the fire inspector, I have in front of me that a T-turnaround will be acceptable instead of the cul-de-sac. Secondly, you're here to be put on the July 25th meeting for a request for a public hearing.

MR. SEAMAN: That's correct.

MR. PETRO: Motion to that effect.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board put Mr. Seaman's subdivision on Knox Drive on the next planning board public hearing which would be July 25th as long as all your paperwork is in order, we'll be ready.

MR. SEAMAN: Okay and I'll be able to get the mailings

June 27, 2001

28

out within that period.

MR. PETRO: Motion has been made and seconded. Is there any further discussion? Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: You're now on the meeting, the T-turnaround is okay as signed by Mr. Rogers on June 26, 2001. Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

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□ **Main Office**
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e-mail: rmhepa@ptd.net

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

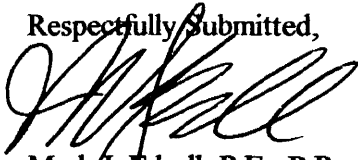
PROJECT NAME: SEAMAN SUBDIVISION
PROJECT LOCATION: OFF KNOX DRIVE
SECTION 6 – BLOCK 5 – LOT 46.3
PROJECT NUMBER: 00-23
DATE: 27 JUNE 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 1.667 +/-
ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 DECEMBER 2001
PLANNING BOARD MEETING.

1. The application was reviewed at the 13 December 2001 Planning Board meeting and the configuration of the turnaround for the dead-end private road was discussed. The Planning Board requested that the applicant work with the undersigned and the Fire Inspector relative to the layout to be proposed on the Preliminary Plan.

We have resolved many issues with regard to the access and it is my understanding that the revised plan is currently being prepared. The Fire Inspector has issued a memorandum (dated 6/26) indicating his acceptance of the "T-turnaround".

2. It is my recommendation at this time that the Board authorize the Public Hearing, subject to the receipt of updated plans in compliance with the layouts discussed above, and correction of the items listed in my previous comments.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

Hardenburgh Abstract Company of Orange County, Inc.

12 Scotchtown Avenue - P.O. Box 638
Goshen, New York 10924

(845) 294-6909
Fax: (845) 294-3530

MEMBER NEW YORK STATE LAND TITLE ASSOCIATION
AND AMERICAN LAND TITLE ASSOCIATION

August 24, 2001

J. Tad Seaman
P.O. Box 66
Mountainville, NY 10953

Re: Town of New Windsor
Stub street between lot
1 & 22 Sec. B Map of
Windsor Estates #1637
filed on 12/15/55

Dear Mr. Seaman:

Enclosed please find a copy of current Orange County tax map, filed Map #1637 and copy of deed Liber 1433 page 305.

If you will note the deed in Liber 1433 page 305 conveys to the Town of New Windsor on 5/31/57 the rights of way known as Knox Drive, Mitchell Avenue and the area between Lot 1 and 22 Block B on Map of Windsor Estates Map No. 1637.

If asked I would certify to the Town of New Windsor the ownership of the area in question.

Please call if any other title info is required.

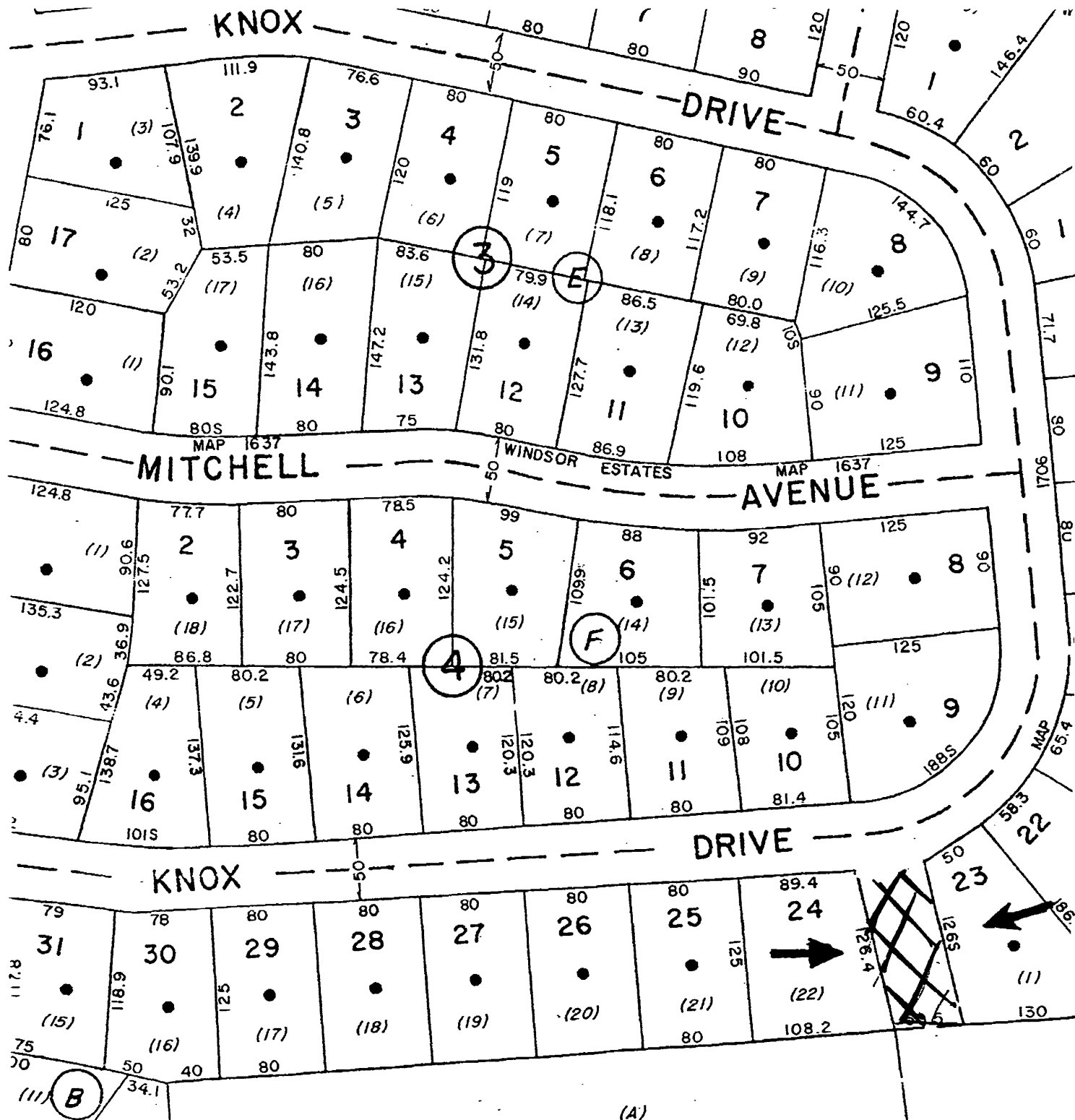
Very truly yours,

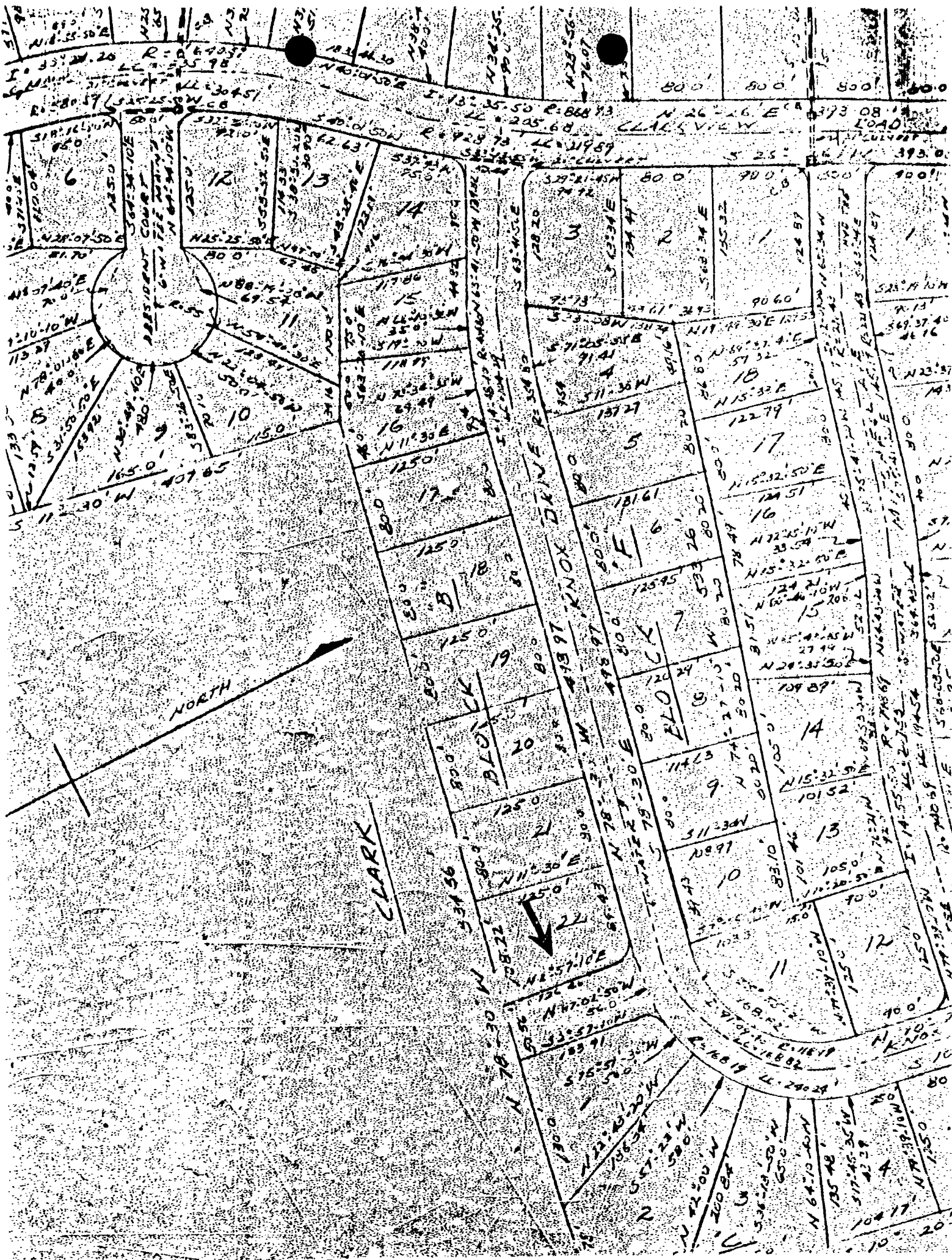
Encl.

JVR/bw

James V. Rinaldi

Cc: Jim Petro, Planning Board
Town of New Windsor





BLU
150

NOW OR

NOTES

ALL WATER MAINS TO BE 6"
EXCEPT TO REAR OF LOTS B 1-4
BE 2" COPPER. ALL LINES TO AL
SIDES OF STREET HYDRANT TE
AS INDICATED. ALL HOUSE CO

TE DEPARTMENT OF HEALTH
Y. DECEMBER 14, 1953

at the proposed arrangements for water

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

This Indenture,

Made the 31st day of May, nineteen hundred and fifty-seven

Between WINDSOR HEIGHTS ESTATES, INC., a domestic corporation organized under the laws of the State of New York, having its principal place of business at (no street, no number) Town of New Windsor, Orange County, New York,

~~xxxxxx~~

, party of the first part, and

TOWN OF NEW WINDSOR, a municipal corporation organized and existing under the laws of the State of New York, having its office and principal place of business at (no number) Windsor Highway, Town of New Windsor, Orange County, New York,

, part y of the second part,

Witnesseth, that the party of the first part, in consideration of ONE (\$1.00)----- Dollars, lawful money of the United States, and other good and valuable considerations paid by the part y of the second part, does hereby grant and release unto the part y of the second part, its successors and assigns forever,

All that certain road known as Mitchel Lane in Windsor Estates, Town of New Windsor, County of Orange, State of New York and more accurately bounded and described as follows:

BEGINNING at a point in the Easterly line of Clarkview Road, said point being located 933.77' Northerly as measured along the Easterly line of Clarkview Road from the intersection of said Easterly line of Clarkview Road with the Northerly line of Union Avenue; thence along the Easterly line of a portion of Clarkview Road, N 26° 26' E 50.0' to a point; thence S 63° 34' E 124.89' to a point of curvature; thence on a curve to the left having a radius of 221.43' an arc distance of 46.85' to a point of tangency; thence on a tangent S 75° 41' 20" E 145.19' to a point of curvature; thence on a curve to the right having a radius of 329.79' an arc distance of 63.12' to a point of tangency; thence on a tangent S 64° 43' 20" E 52.02' to a point of curvature; thence on a curve to the left having a radius of 748.69' an arc distance of 195.09' to a point of tangency; thence on a tangent S 79° 39' 10" E 125.0' to a point in the line of Knox Drive; thence along a portion of Knox Drive S 10° 20' 50" W 50.0' to a point; thence on a curve to the right having a radius of 798.69' an arc distance of 206.12'; thence on a tangent N 64° 43' 20" W 52.02' to a point of curvature; thence on a curve to the left having a radius of 279.79' an arc distance of 53.55' to a point of tangency; thence on a tangent N 75° 41' 20" W 145.19' to a point of curvature; thence on a curve to the right having a radius of 271.43' an arc distance of 57.43'; thence on a tangent N 63° 34' W 124.89' to the point of beginning. Containing more or less.

ALL that certain road known as Knox Drive in Windsor Estates, Town of New Windsor, County of Orange, State of New York and more accurately bounded and described as follows:

BEGINNING at a point in the Easterly line of Clarkview Road said point being located 618.38' Northerly from the intersection of the Northerly line of Union Avenue with the Easterly line of Clarkview Road; thence along Clarkview Road on a curve to the left having a radius of 928.73' an arc distance of 50.44' to a point; thence S 63° 41' 50" E 128.20' to a point of curvature; thence on a curve to the left having a radius of 354.80' an arc distance of 91.67' to

a point of tangency; thence on a tangent S 78° 30' E 498.97' to a point of curvature; thence on a curve to the left having a radius of 118.19' an arc distance of 188.03' to a point of tangency; thence on a tangent crossing the Easterly end of Mitchel Lane N 10° 20' 50" E 250.0' to a point of curvature; thence on a curve to the left having a radius of 98.81' an arc distance of 124.80' to a point of tangency; thence on a tangent N 62° 01' W 398.31' to a point of curvature; thence on a curve to the left having a radius of 248.72' an arc distance of 71.61' to a point of tangency; thence on a tangent N 78° 30' 45" W 160.0' to a point in the Easterly line of Clarkview Road; thence along a portion of the Easterly line of Clarkview Road on a curve to the left having a radius of 445.78' an arc distance of 50.05', said point being located 596.85' Southerly from the intersection of the Southerly line of N.Y.S. Route 207, with the Easterly line of Clarkview Road; thence S 78° 30' 45" E 120.0' to a point of curvature; thence on a curve to the right having a radius of 298.72' an arc distance of 86.0' to a point of tangency; thence on a tangent S 62° 01' E 398.31' to a point of curvature; thence on a curve to the right having a radius of 148.81' an arc distance of 187.95' to a point of tangency; thence on a tangent S 10° 20' 50" W 250.0' to a point of curvature; thence on a curve to the right having a radius of 168.19' an arc distance of 267.58' to a point of tangency; thence on a tangent N 78° 30' W 498.97' to a point of curvature; thence on a curve to the right having a radius of 404.80' an arc distance of 104.58' to a point of tangency; thence on a tangent N 63° 41' 50" W 134.82' to the point of beginning. Containing more or less.

ALL those certain lots, pieces, or parcels of land situated in the Windsor Estates, Town of New Windsor, County of Orange, State of New York and more accurately bounded and described as follows:

Right of way between Lot 22, Block B and Lot 1, Block C. Beginning at a point in the Southerly line of Knox Drive, said point being located 738.37' Easterly as measured along the Southerly line of Knox Drive from the intersection with the Easterly line of Clarkview Road; thence along a portion of Knox Drive on a curve to the left having a radius of 168.19' an arc distance of 50.18'; thence S 2° 57' 10" W 133.91' to a point in the line of lands of one Clark; thence along a portion of the line of lands of Clark N 78° 30' W 50.56' to a point; thence N 2° 57' 10" E 126.40' to the point of beginning. Containing more or less.

Right of way between Lot 8, Block D and Lot 10, Block C. Beginning at a point in the Northerly line of Knox Drive said point being located 592.27' Easterly as measured along the Northerly line of Knox Drive from the Easterly line of Clarkview Road; thence N 27° 59' E 120.0' to a point in the Northerly line of lands of Windsor Estates; thence along a portion of the line of lands of Windsor Estates S 62° 01' E 50.0' to a point; thence S 27° 59' W 120.0' to a point in the line of Knox Drive; thence along a portion of the line of Knox Drive N 62° 01' W 50.0' to the point of beginning. Containing more or less.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the part Y of the second part, its successors and assigns forever

And the party of the first part covenants as follows:

First. That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

Second. That the part Y of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances;

Fourth. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

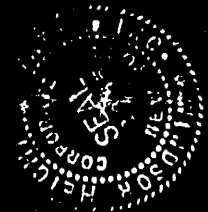
Fifth. That the party of the first part will forever warrant the title to the said premises.

Sixth. The grantor, in compliance with Section 13 of the Lien Law, covenants as follows: That it will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that it will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

WINDSOR HEIGHTS ESTATES, INC.

By Michael Gutman
Secretary



State of NEW YORK

County of

ORANGE

S.S.:

On the 21 day of May nineteen hundred and fifty-seven, before me personally came MICHAEL GUTMAN to me known, who, being by me duly sworn, did depose and say that he resides at 24 Grandview Avenue, Cornwall-on-Hudson, N.Y. that he is the Secretary of

Windsor Heights Estates, Inc.

the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that he signed his name thereto by like order.

Gordon W. Ewing

GORDON W. EWING
Notary Public, State of New York
Residence on Apartment - Orange County
Commission Expires, Dec. 31, 1958

A true record entered July 25th, 1957 at 9:00 A. M.

H. C. Gottschalk Clerk



1763

TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4693

REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

Abstract Letter - Seaman Sub file #00-

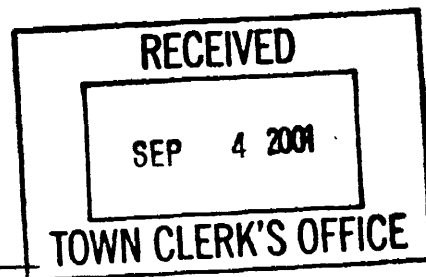
Date Records Requested: _____

Name: JOHN T. KOCHAN

Address: 572 Union Ave

Phone: (845) 565-8675

Representing: _____



Documents may not be taken from this office.

"Public Hearing" Seaman

Shirley
Hassenteufel

Spoke re: not wanting this subdivision

Lynn
Hassenteufel

Spoke re: putting the road off of driveway on Union Ave.

John
Kachan

Spoke re: the roadway

Jim
O'Neill

Spoke re: They were promised that road would
not be open

Vito
Crachola

Spoke re: Utilities coming in from Knox
Water table + drainage

Jerry
Quill

Spoke re: Traffic

J.
Krolath

Spoke re: Clearing trees

Irving

Spoke re: Taking land from his driveway

Ron
Quill

Spoke re: Elevation and drainage at his property.

RESULTS OF P.B. MEETING OF: August 8, 2001

PROJECT: Tad Seaman Sub Division P.B.# 00-23

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y__ N__

2. TAKE LEAD AGENCY: Y__ N__

NEGATIVE DEC:

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

Close
WAIVE PUBLIC HEARING: M) B S) K VOTE: A 4 N 0 Close
Closed
SCHEDULE P.H. Y ✓ N__
WAIVED: Y ✓ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

Find out how many feet the R.O.W. is.	andy + Mark
	To check
Check Topo for drainage flow	easement

-----X
In the Matter of Application for Site Plan (Subdivision of
J. Tad Seaman Subdivision,
Applicant.

-----X

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this
18th day of July, 1920

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2002

Notary Public



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

June 25, 2001

J. Tad Seaman
Taylor Road
Mountainville, NY 10953

Re: 6-5-46.3

Dear Mr. Seaman,

According to our records, the attached list of property owners are abutting to the above referenced properties.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,


Leslie Cook
Sole Assessor

LC/bw
Attachments

CC: Myra Mason, PB

6-5-9
Barbara Ann & Alfred Certo ✓
3 Oxford Road
New Windsor, NY 12553

6-5-49 ✓
Rose Raszcewski
540 Union Ave
New Windsor, NY 12553

6-5-10 ✓
Rose & Jeffery Kroboth
92 Main Street
Dobbs Ferry, NY 10522

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

6-5-11 ✓
Stephanie & Vito Cracchiolo
7 Oxford Road
New Windsor, NY 12553

Deborah Green, Town Clerk
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

6-5-12 ✓
Marie Radulski
C/o Marie Napoleon
9 Oxford Road
New Windsor, NY 12553

Andrew Krieger, ESQ
219 Quassaick Ave
New Windsor, NY 12553

6-5-22 ✓
Michael Prisco
29 Knox Drive
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Ave
New Windsor, NY 12553

6-5-23 ✓
Mary & James Irving
31 Knox Drive
New Windsor, NY 12553

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive
Suite 202
New Windsor, NY 12553

6-5-24 ✓
Shirley Hassdenteufel
33 Knox Drive
New Windsor, NY 12553

6-5-46.21
Jane Seaman
Taylor Road
Mountainville, NY 10953

6-5-46.223 ✓
Maryanne & John Kochan
112 Glendale Drive
New Windsor, NY 12553

6-5-46.224 ✓
Sally Ann & Joseph Alessi
564 Union Ave
New Windsor, NY 12553

by hand

*10 Mailed
6 delivered*

16

PROJECT: J. Ted Seaman Sub. P.S.# 00-23

[illegible]

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: June 26, 2001

SUBJECT: Seaman Subdivision


Planning Board Reference Number: PB-00-23

Dated: 20 June 2001

Fire Prevention Reference Number: FPS-01-044

At the workshop session held on 20 June 2001, Mr. Seaman presented his proposal to put in a "T" turn-a-round.

This proposed "T" turn-a-round will be acceptable.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is positioned above the printed name.

Robert F. Rodgers

6/25/01
CW



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

REQUEST FOR NOTIFICATION LIST

DATE: 6-25-01

1765

NAME: J. Tad Seamen TELE: () 534-8523

ADDRESS: Taylor Rd
Mountainville, NY

TAX MAP NUMBER: SEC. 6, BLOCK 5, LOT 46.3
SEC. , BLOCK , LOT
SEC. , BLOCK , LOT

PUBLIC HEARING DATE (IF KNOWN):

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET)

☒ YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

☐ YES

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

☐ YES

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

☐ YES

AMOUNT OF DEPOSIT \$ TOTAL CHARGE \$

RESULTS OF P.B. MEETING OF : December 13, 2000

PROJECT: Seaman, Tad Subdivision P.B.# 00-23

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y ☒ N ☐
2. TAKE LEAD AGENCY: Y ☐ N ☐

NEGATIVE DEC:

M) ☐ S) ☐ VOTE: A ☐ N ☐
CARRIED: YES ☐ NO ☐

M) ☒ S) ☒ VOTE: A ☒ N ☐
CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) ☐ S) ☐ VOTE: A ☐ N ☐ WAIVED: Y ☐ N ☐

SCHEDULE P.H. Y ☐ N ☐

SEND TO O.C. PLANNING: Y ☐

SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

RETURN TO WORK SHOP: YES ☐ NO ☐

APPROVAL:

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED: _____
M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y ☐ N ☐

DISCUSSION/APPROVAL CONDITIONS:

Speak to fire inspector regarding the cul-de-sac
Address Mark's comments
Revise the return
Need Private Rd Maint Agreement

REGULAR ITEMS:

SEAMAN, J. TAD SUBDIVISION (00-23)

Mr. J. Tad Seaman appeared before the board for this proposal.

MR. EDSALL: Just for the record so that I would not hide anything from you, I wish to disclose that Mr. Seaman works in our office and that did not affect the manner in which I reviewed the plan, but if you would feel comfortable with somebody else reviewing it, just let me know. If not, I will proceed.

MR. LANDER: Proceed.

MR. PETRO: We'll proceed.

MR. ARGENIO: I agree, proceed.

MR. LANDER: Glad you brought it up though, Mark.

MR. PETRO: Proposed subdivision of a 1.667 acre parcel into three single family residential lots. It's an R-4 zone.

MR. SEAMAN: Thank you. Most of you people will know where this is, this land is directly across the street from the Town Hall right in back of the office that's over there now. There's a stub street that comes off Knox Drive that goes in 60 feet and leaves it about 60 more feet to get onto the property. The subdivision is being drafted so as to get the one of the lots here, one there and one there. One of the things that's a concern to me is the cul-de-sac and I would like to have the board give some consideration to give me some relief on that. On a cul-de-sac, when there's no traffic on the edges, for example, the edge that I'm pointing out with my finger or the one that's on the other side in five years, you're going to have trees growing up through it and it's going to break up all the blacktop. So if something else can be done to perhaps make it a T type of a turnaround, for somebody that happens to drive back there, they can turn around in that T and drive back out again but I'm afraid that

putting in the hundred foot diameter cul-de-sac is going to, is just going to ruin, the blacktop is going to be ruined.

MR. PETRO: I don't know how you're going to get a T passed the fire department, that's going to be the problem.

MR. ARGENIO: Mr. Chairman, I don't remember specifically the applicant but I have seen the cul-de-sacs here before, I don't remember exactly who it was, I don't remember the size of it, but I've seen it through here before.

MR. BABCOCK: On Station Road there's a few.

MR. EDSALL: Fire inspector has considered them in the past, I know you have approved them for limited use private roads, what Bob is usually concerned about something I look at make sure the T turnaround allows for long enough distance for a truck to get in and turn around. Mr. Seaman's correct, that the code does allow you some discretion, normally, you wouldn't consider it if it's a full built out private road that has six lots. This one obviously is limited to the three internal lots so you have a choice to either make the cul-de-sac smaller or a T turnaround but again, it's what you're seeing is the maximum.

MR. LUCAS: Is this the office here?

MR. SEAMAN: No, the office will be down here, my office is down here.

MR. BABCOCK: Mr. Seaman, have you had any conversations with the fire inspector as to what he may or may not allow?

MR. SEAMAN: No but I'd be glad to do that.

MR. BABCOCK: That might be something to the benefit of the board.

MR. PETRO: I would say the same thing if you can talk to the fire inspector, come up with something that he's

happy with, I don't think any of the board members would say no, we don't want that, as long as Mark reviews it and it's fine, Andy look at it and it's working and is acceptable.

MR. SEAMAN: We're running a water line, 8 inch duct water line back in here, there's a hydrant right back just as you get onto the property, so the fire equipment can tie into there and go to each one of the three parcels. Also, there's the water and sewer is on Knox Drive, those will be extended over to this property, I believe, I think there's gas out there, too, if there is, we'll bring it in, if there isn't, we won't bring it in.

MR. PETRO: Already a separate lot from your building.

MR. SEAMAN: Why it is is this, I bought this off of the guy.

MR. LUCAS: Clark?

MR. SEAMAN: Clark, yeah, and I've had this for about 25 years.

MR. PETRO: Mark, the size of the lots are conforming?

MR. EDSALL: Yes, the bulk information shown on the plan is correct, my only comments is you'll see that they need to add three more pieces of information and then show the compliance for the lots, but what's shown here is correct, it's 15,000 square feet because they have sewer and water.

MR. PETRO: How about frontage?

MR. EDSALL: Frontage is 60 feet and they're complying with that, obviously, if they alter the configuration of the cul-de-sac and make it a T turnaround, they'll have to shape it to provide frontage, they'll have to provide the same 60 foot of frontage no matter what configuration.

MR. LANDER: And the road that this private road is running into, that's a town road, that spur that comes

off Knox?

MR. EDSALL: It's a stub off of the Knox Drive that I believe is a Town owned property. I don't know that it is a town road, probably town property over which there's a driveway constructed.

MR. ARGENIO: Unless I'm mistaken, this paving detail, that's incorrect, as Mark has noted, is going to apply to the entire area of pavement from the cul-de-sac or the intersection all the way back to Knox Drive, is that correct?

MR. SEAMAN: Yes.

MR. EDSALL: Similar to MacNary, I believe the road where there's a private road over a Town owned parcel.

MR. ARGENIO: He's improving the Town easement.

MR. EDSALL: Basically, the Town would because he has rights to access over it and I do recommend that you talk to Phil Crotty to make sure that it is correctly stated on the plan, but I believe it's just a matter of since he has rights to cross it having permission to build that improvement over the Town's parcel as access but he's not expecting that the Town maintain it.

MR. LANDER: Do you know who lives on the other side of this road?

MR. SEAMAN: Over here, yes.

MR. PETRO: Planning board may wish to authorize lead agency coordination letter to begin the SEQRA process.

MR. LUCAS: Motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize lead agency coordination letter. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I don't know whether you're ready or not with the plan because if you're going to change this, I don't want to hold you up too much Tad, but we're going to authorize a public hearing but we need to have a plan.

MR. SEAMAN: I have to go to the fire inspector.

MR. PETRO: Come back to another meeting and authorize the public hearing so revise the plan, take a copy of Mark's comments also.

MR. SEAMAN: Yes, I've got it.

MR. PETRO: Thank you.

MR. SEAMAN: Thank you.

MR. KRIEGER: Tad, one other thing you'll need a private road maintenance declaration, I've got forms, I'll talk to you about it.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

- ☐ **Main Office**
45 Quassaick Ave. (Route
New Windsor, New York
(845) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 183
(570) 296-2765
e-mail: mhempa@ptd.net

PROJECT NAME: SEAMAN SUBDIVISION
PROJECT LOCATION: OFF KNOX DRIVE
SECTION 6 – BLOCK 5 – LOT 46.3
PROJECT NUMBER: 00-23
DATE: 13 DECEMBER 2000
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF
THE 1.667 +/- ACRE PARCEL INTO THREE (3)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-4 Zoning District of the Town. The lot is proposed with both central sewer and water. The “required” bulk information on the plan appears correct for the zone and use group. The bulk table should be expanded to include the maximum height (35’), minimum livable area (1000 sf) and maximum development coverage (30%). As well, the bulk table should be expanded to provide values for each lot, verifying compliance.

Each of the proposed lots appears to comply with the minimum bulk requirements.


2. The plan has been submitted on the basis of a private road. Currently, the Town owns a “stub” property off Knox Drive, over which this subdivision (and private road) will gain access. This matter will require some coordination with the Town Attorney and Highway Superintendent. As well, impact on the existing drives to the “stub” will need further evaluation.

The private road layout shown on the plan complies with Section A60 of the Code. The paved cul-de-sac is 100 ft. paved diameter. Given the fact that this road will never serve more than 3 lot, a reduction of the cul-de-sac in compliance with the discretion referenced in A60-10-B1f may be in order.

I have reviewed the private road construction details, and have the following comments:

- a. The road must have an 18 ft. improved traveled way, plus 3 ft. of stabilized shoulder on each side, plus a 3 ft. drainage swale (as appropriate). The detail should be corrected.
 - b. The road subbase must be 8" shale plus 4" Item 4, not just 4" Item as noted.
 - c. Outlet for the roadside swale must be coordinated with the Town road existing conditions at Knox.
3. The applicant will be required to obtain a sewer reallocation for the proposed sewer extension to the project.
4. The application will require submittal to the NYSDEC and OCDOH for the sewer and water main extensions, respectively.
5. The Planning Board may wish to authorize a Lead Agency coordination letter, to begin the SEQRA review process.
6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
7. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
8. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.
9. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed appropriate by the Board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW00-23-13Dec00.doc



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

14 December 2000

SUBJECT: SEAMAN MINOR SUBDIVISION
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
(NWPB REF NO. 00-23)

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Subdivision approval of the Seaman Minor Subdivision project, located off Knox Drive within the Town. The project involves, in general, the project involves the subdivision of a 1.6+/- acre parcel into 3 single-family lots, with sewer and water main extensions. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 562-8640

Very truly yours,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

NYS Department of Environmental Conservation, New Paltz
Orange County Department of Health
George J. Meyers, Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk (w/o encl)
Orange County Department of Planning
Myra Mason, Planning Board Secretary
Planning Board Attorney (w/o encl)
Applicant (w/o encl)

NW00-23-1 aacord1 ar.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/11/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-23
NAME: SEAMAN SUBDIVISION
APPLICANT: SEAMAN, J. TAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/11/2000	REC. CK. #1623 (SEAMAN)	PAID		450.00	
		TOTAL:	0.00	450.00	-450.00

Azappdp

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#913-2000

12/11/2000

Seaman, J. Tad *P.B. #00-23*

Received \$ 50.00 for Planning Board Fees, on 12/11/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

P.B.# 00-23 Escrow



J. TAD SEAMAN
JANE E. SEAMAN
P.O. BOX 66 879-7856
MOUNTAINVILLE, NY 10953

29-1/213
9384955412

1623

12/11/07

DATE

PAY TO THE
ORDER OF

Town of New Windsor

\$ 450⁰⁰

four hundred fifty

DOLLARS



27522 www.fleet.com
Vails Gate
Vails Gate, New York 12584

MEMO

J. Tad Seaman

⑆02⑆3000⑆9⑆ 93849 55412⑈ 1623

ESTATE

P.B.#00-23 Application



J. TAD SEAMAN
JANE E. SEAMAN
P.O. BOX 66 879-7856
MOUNTAINVILLE, NY 10953

29-1/213
9384955412

1622

12/11/07

DATE

PAY TO THE
ORDER OF

Town of New Windsor

\$ 50⁰⁰

fifty

DOLLARS



27522 www.fleet.com
Vails Gate
Vails Gate, New York 12584

MEMO

J. Tad Seaman

⑆02⑆3000⑆9⑆ 93849 55412⑈ 1622

ESTATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: 00-23

WORK SESSION DATE: 21 AUG 02

PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: Yes

RESUB. REQ'D: Yes

PROJECT NAME: Seaman

REPRESENTATIVES PRESENT: B. b. M...

MUNICIPAL REPS PRESENT:

BLDG INSP.	<u> </u>	FIRE INSP.	<u> </u>
ENGINEER	<u>X</u>	PLANNER	<u> </u>
P/B CHMN	<u> </u>	OTHER	<u> </u>

ITEMS DISCUSSED:

STND CHECKLIST:

- | | |
|---|---------------------------|
| 1) bulk table provide "provided" #1 x 3 | DRAINAGE <u> </u> |
| 2) call out line of P/R Row + Tom. Turnaround | DUMPSTER <u> </u> |
| 3) create driveway for bike | SCREENING <u> </u> |
| 4) P/R bond est. | LIGHTING <u> </u> |
| 5) swale > 5' to use for veg | (Streetlights) |
| 6) P/R maint declaration to Krieger | LANDSCAPING <u> </u> |
| 7) 3 arch tops - no vault. offset for | BLACKTOP <u> </u> |
| 8) need FM w/ HK re drainage | ROADWAYS <u> </u> |
| 9) sewer lateral 4" min | |
| 10) need DEC submittal package - submit to MJE for review then Meyer signature - include postage pd | |
| 11) Envelope to DEC for review | |
| 12) Call bulkhead & total | |
| 13) In collection - End??? | |



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

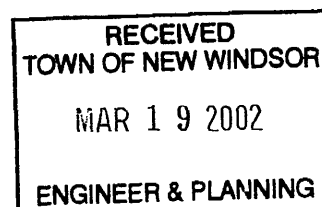
PROJECT REVIEW SHEET

RECEIVED

MAR 20 2002

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # 00-23 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-25-02

THE MAPS AND/OR PLANS FOR:

Seamax Sub.

Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: _____

☒ DISAPPROVED:

Notes: needs area for snow storage - push off.

Signature: Henry Hull Date: 3/25/02
Reviewed by: _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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☐ Branch Office
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Milford, Pennsylvania 18334
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 00 - 23
WORK SESSION DATE: 20 JUNE 01 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: New Plans
PROJECT NAME: Seaman
PROJECT STATUS: NEW OLD X
REPRESENTATIVE PRESENT: Ed. + Bob Murray
MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- revise T - turn around 30' stub
- show drives to existing house on rd
- expand bulk tank net area also, also proposed values.
- move T up.
- ~~revise~~ T for cuts (24' road) 8" + 4"
- revise realloc
-
- poss indiv svs water not ext

Post PH
7/25
pbwsform 10MJE98

CLOSING STATUS
☒ Set for agenda
☒ possible agenda item IF PLANS
☐ Discussion item for agenda
☐ ZBA referral on agenda



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CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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- ☐ Branch Office
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 00 - 23
WORK SESSION DATE: 6 JUN 01 APPLICANT RESUB.
REQUIRED: new plan
REAPPEARANCE AT W/S REQUESTED: Yes - maybe (he may get me plan directly)
PROJECT NAME: Seaman
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: JTS
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. L.D.
ENGINEER S
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- offset T turn around w/ 30' stub ok
- w/ Rich & MTE
- must meet frontage
- must address 12-13-00 comments
- delete depicted

(Poss agenda soon)

CLOSING STATUS

- ☐ Set for agenda
☐ possible agenda item
☐ Discussion item for agenda
☐ ZBA referral on agenda

pbwsform 10MJE98



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

00-23

DATE PLAN RECEIVED:

RECEIVED

SEP - 4 2001

RECEIVED

SEP 5 2001

N.W. HIGHWAY DEPT.

Please return
by 9/10/01

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved _____,

disapproved x _____.

If disapproved, please list reason _____

I will require a plow easement and a turnaround easement. The

plow easement will have to show how the Town will be able to push

off the snow from the Town road. After I have a proof of the

easement documents, a review will be conducted.

[Signature] 9/10/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

00-23

PLANNING BOARD FILE NUMBER: _____

RECEIVED

DATE PLAN RECEIVED: _____

JUN 20 2001

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason _____

*The plan will require further review to determine
how the transition from Town Rd to private Rd
will be completed.*

Wm. Hall 8/8/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: December 12, 2000

SUBJECT: Seaman Subdivision


Planning Board Reference Number: PB-00-23

Dated: 11 December 2000

Fire Prevention Reference Number: FPS-00-044

A review of the minor subdivision plan was conducted on 12 December 2000.

This subdivision plan is acceptable, however, a street name is needed for the private road. Please have Mr. Seaman contact my office with the name of the street.



Robert F. Rodgers
Fire Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-23
DATE PLAN RECEIVED: _____
RECEIVED
DEC 11 1971

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved ☐ _____.

If disapproved, please list reason _____

Henry Kell 12-11-71
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B #

00-3-23

WORK SESSION DATE: 1 Nov 00

APPLICANT RESUB.
REQUIRED: FILE

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Seaman Rd.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: JTS/Bos Mura

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show ex. it improvements
- culdwar wrong & 100/120
- Q - Henry - P/R or Throd for ext
- sewer 3 seallor lots. → DEC
- water - DWH -
- Private Rd detail changes
- show ex. it drives on profile
- show N/E names

CLOSING STATUS

- Set for agenda
X possible agenda item
Discussion item for agenda
ZBA referral on agenda

need app

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
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(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B

00-23

WORK SESSION DATE:

1 MAR 83

APPLICANT RESUB.
REQUIRED:

Full App

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Seaman Sub.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT:

JTS / Robt Murray / Alexia Vaccaro

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

= 3 lot sub P/a

= need address a T - Trees P/a written

= Ck w/ County re stub street - abandon to JTS
for P/a or leave Town land to P/a

= some type sewer/water -> camp John E

- approval box

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98

00-23

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 6 Block 5 Lot 463

1. Name of Project Seaman Subdivision
2. Owner of Record J. Tad Seaman Phone 879-7856
Address: Taylor Road, Mountainville, NY 10953
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant J. Tad Seaman Phone _____
Address: Same as above
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Murray + Vaccaro Phone 291-0944
Address: 1787 Route 17M, Goshen, NY 10924
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
J. Tad Seaman 879-7856
(Name) (Phone)
7. Project Location:
On the South side of Knox ~~Drive~~ 750 feet
(Direction) (Street) (No.)
EAST of CLARK VIEW
(Direction) (Street)
8. Project Data: Acreage 1.66 Zone R-4 School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) 3 Residential lots
Total lot area 1.66 acres lot 1 - 0.50 acres,
lot 2, 0.64 acres, lot 3 - 0.52 acres.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

MARY ANN HOTALING
Notary Public, State of New York
No. 01H05062877
Qualified in Orange County
Commission Expires July 8, 2002

SWORN BEFORE ME THIS:

11th DAY OF December 192000

Mary Ann Hotaling
NOTARY PUBLIC

J. Tad Seaman
APPLICANT'S SIGNATURE

J. TAD SEAMAN
Please Print Applicant's Name as Signed

TOWN USE ONLY: RECEIVED

DEC 11 2000
DATE APPLICATION RECEIVED

00-23
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

J. Tad Seaman, deposes and says that he resides
(OWNER)
at Taylor Road, Mountainville, NY 10953 in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 6 Block 5 Lot 46.3) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Murray & Vaccaro, 1787 Route 17H, Goshen, NY 10924
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 12-11-06

J. Tad Seaman
Owner's Signature

Mary Ann Hotaling
Witness' Signature

MARY ANN HOTALING
Notary Public, State of New York
No. 01HO5062877
Qualified in Orange County
Commission Expires July 8, 2007

J. TAD SEAMAN
Applicant's Signature if different than owner

Robert C. Murray P.L.S.
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**


00-23

RECEIVED
DEC 11 2006

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- * 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ☒ Final metes and bounds.

19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- *26. ? A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. n/a Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. n/a Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. ✓ Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. n/a Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. ✓ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

A Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: *D. C. Murray* *12-4-2000*
Licensed Professional Date

TAX MAP (Section 6 - Block 5 - Lot 46.3) Town of New Windsor

KNOX DRIVE

FILED MAP #1637



NOTES

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2 of the New York State education law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered valid copies.
3. Underground improvements or encroachments if any are not shown.
4. Subject to the findings of an accurate abstract of title.
5. Guarantees or certifications indicated hereon shall run only to the persons for whom the survey is prepared and on his behalf to the title company, governmental agency and the lending institution. Guarantees or certifications are not transferable to additional institutions or subsequent owners.

SEWER EASEMENT DETAIL

BULK REQUIREMENTS
SUBURBAN RESIDENTIAL (R-4)
WITH CENTRAL SEWER AND WATER

	REQUIRED	PROVIDED		
		LOT 1	LOT 2	LOT 3
LOT AREA	15,000 sq.ft.	21,025 sq.ft. including private road	27,993 sq.ft. including private road	22,827 sq.ft. including private road
LOT WIDTH @ SETBACK	100 feet	107.4' +/-	103.2' +/-	104.5' +/-
REAR YARD	40 feet	40 feet	40 feet	40 feet
FRONT YARD	35 feet	35 feet	35 feet	35 feet
SIDE YARD	15 feet / 30 feet	15 feet / 30 feet	15 feet / 30 feet	15 feet / 30 feet
STREET FRONTAGE	60 feet	159.72 feet	62.75 feet	145.92 feet
B.L.C. HEIGHT	35 feet maximum			
LIVABLE AREA	1000 sq.ft. minimum			
DEVELOPMENT COVERAGE	30% maximum			

AREA SUMMARY

LOT NO.	GROSS LOT AREA (INCLUDES PRIVATE ROAD)	NET LOT AREA (EXCLUDES PRIVATE ROAD)
1	21,025 sq.ft.	16,229 sq.ft.
2	27,993 sq.ft.	22,827 sq.ft.
3	22,827 sq.ft.	18,474 sq.ft.
TOTAL	71,613 sq.ft. 1.644 +/- acres	57,530 sq.ft. 1.321 +/- acres

NOTE: UNLESS THE SURVEYOR'S SEAL APPEARS IN RED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on November 28, 2000. This survey is to the best of my knowledge and belief correct.

Robert S. Murray Jr. New York License #050058

PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JAN 15 2004
By: James P. J. Jr., Chairman
James Brannan, Secretary

ROBERT S. MURRAY L.L.S. P.C. 2679 ROUTE 17M
LAND SURVEYING - SUBDIVISION DESIGN - CONSTRUCTION STAKEOUT GOSHEN, NEW YORK 10924
914-291-0944

MINOR SUBDIVISION

OF PROPERTY PREPARED FOR
J. Tad Seaman
Town of New Windsor - Orange County - New York

project: sheet: 1 of 3

drawn by: rsm checked by: jlc scale: 1"=30' date: 09-24-2001

TAX MAP (Section 6 - Block 5 - Lot 46.3) Town of New Windsor

NOTES

6. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 6 - Block 5 - Lot 1
7. Total parcel area: 1.644 +/- acres

REFERENCES

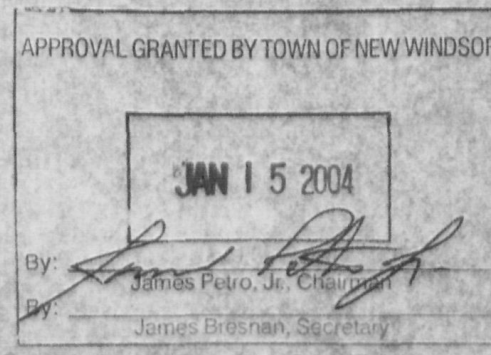
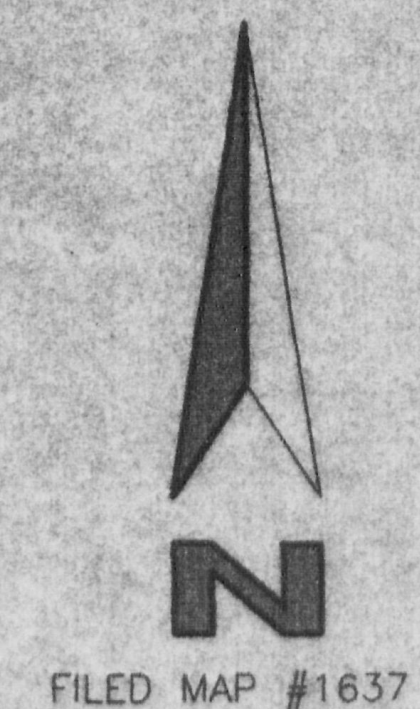
- Subdivision plan entitled "HEATHER ACRES" filed 07-14-59 as filed map #1898
- Subdivision plan entitled "PLAN OF SUBDIVISION OF WINDSOR ESTATES" filed 12-15-55 as filed map #1637
- Subdivision plan entitled "SUBDIVISION OF LANDS OF ERVING CLARK" filed 11-05-76 as filed map #3916
- Deed information as indicated

OWNER'S CONSENT

I the undersigned have reviewed these plans and find them to be acceptable as drawn.

PROPERTY OWNER/APPLICANT

Sandcastle Homes Inc.
P.O.Box 487
Cornwall on Hudson, New York 12520



ROBERT S. MURRAY L.L.S. P.C. LAND SURVEYING - SUBDIVISION DESIGN - CONSTRUCTION STAKEOUT 2679 ROUTE 17M GOSHEN, NEW YORK 10924 914-291-0944	
MINOR SUBDIVISION OF PROPERTY PREPARED FOR <i>J. Tad Seaman</i> Town of New Windsor - Orange County - New York project: _____ sheet: _____ 2 OF 3	
REV. AS PER SEPT. 17, 2002 MEMORANDUM REV. 12-15-2003 REV. 1-08-2004 SEWER EASEMENT DETAIL	drawn by: rsm checked by: lj scale: 1"=30' date: 09-24-2001

MICHAEL E. MIELE, P.E. N.Y.S. LIC. NO. 079676

NOTE:

- WATER LINES 1" DIA. TYPE K OR APPROVED EQUAL.
- MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES
- MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES

now or formerly
KOCHAN
(Liber 5073 - Page 306)
TAX MAP
Section 6 - Block 5 - Lot 46.223

now or formerly
ALESSI
(Liber 2259 - Page 744)
TAX MAP
Section 6 - Block 5 - Lot 46.224

now or formerly
SEAMAN
(Liber 4358 - Page 49)
TAX MAP
Section 6 - Block 5 - Lot 46.21

now or formerly
RASZCEWSKI
(Liber 1913 - Page 190)
TAX MAP
Section 6 - Block 5 - Lot 49

now or formerly
PRISCO
(Liber 3450 - Page 280)
TAX MAP
Section 6 - Block 5 - Lot 22
FILED MAP LOT

TAX MAP
Section 6 - Block 5 - Lot 23
FILED MAP LOT

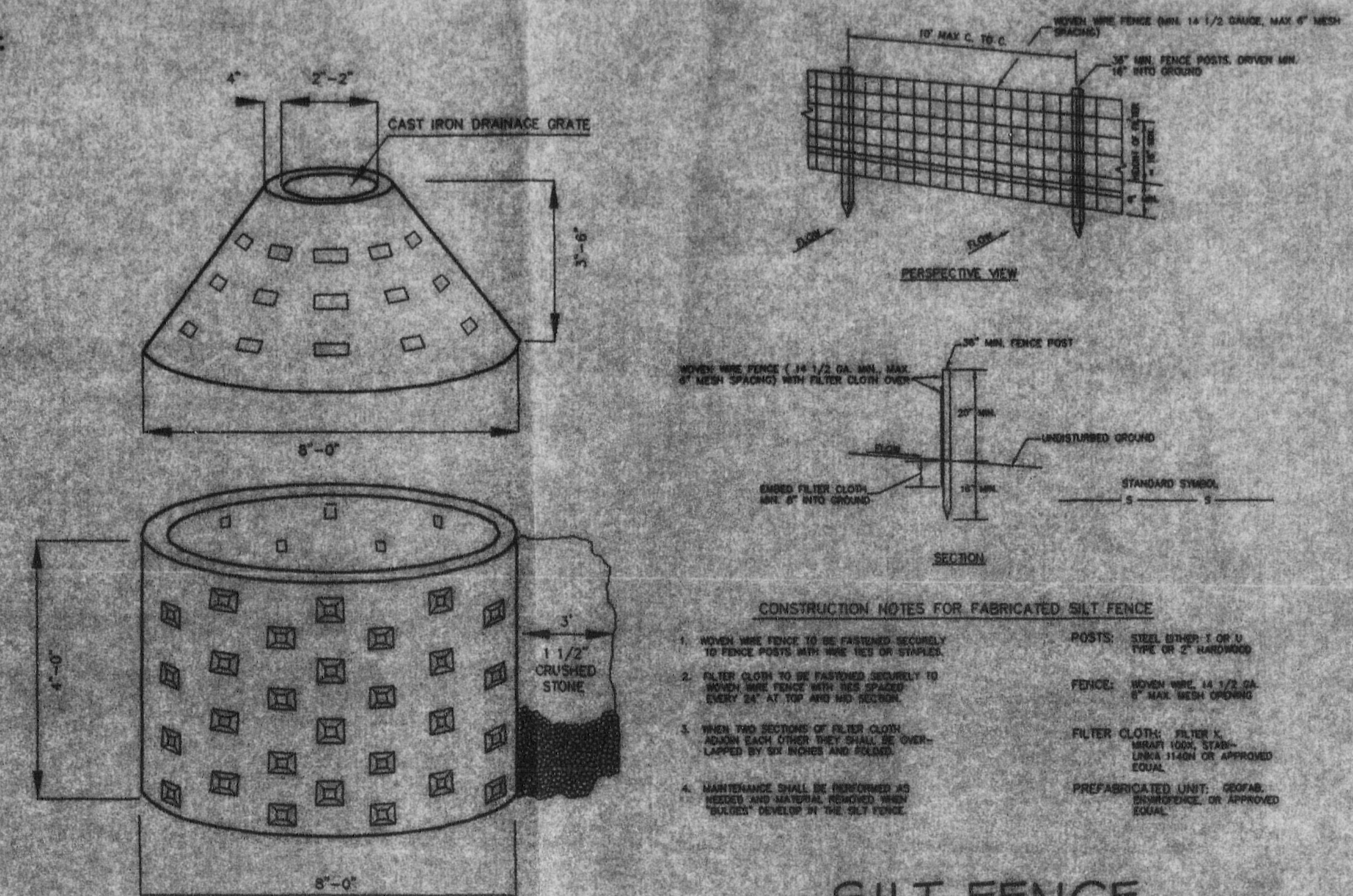
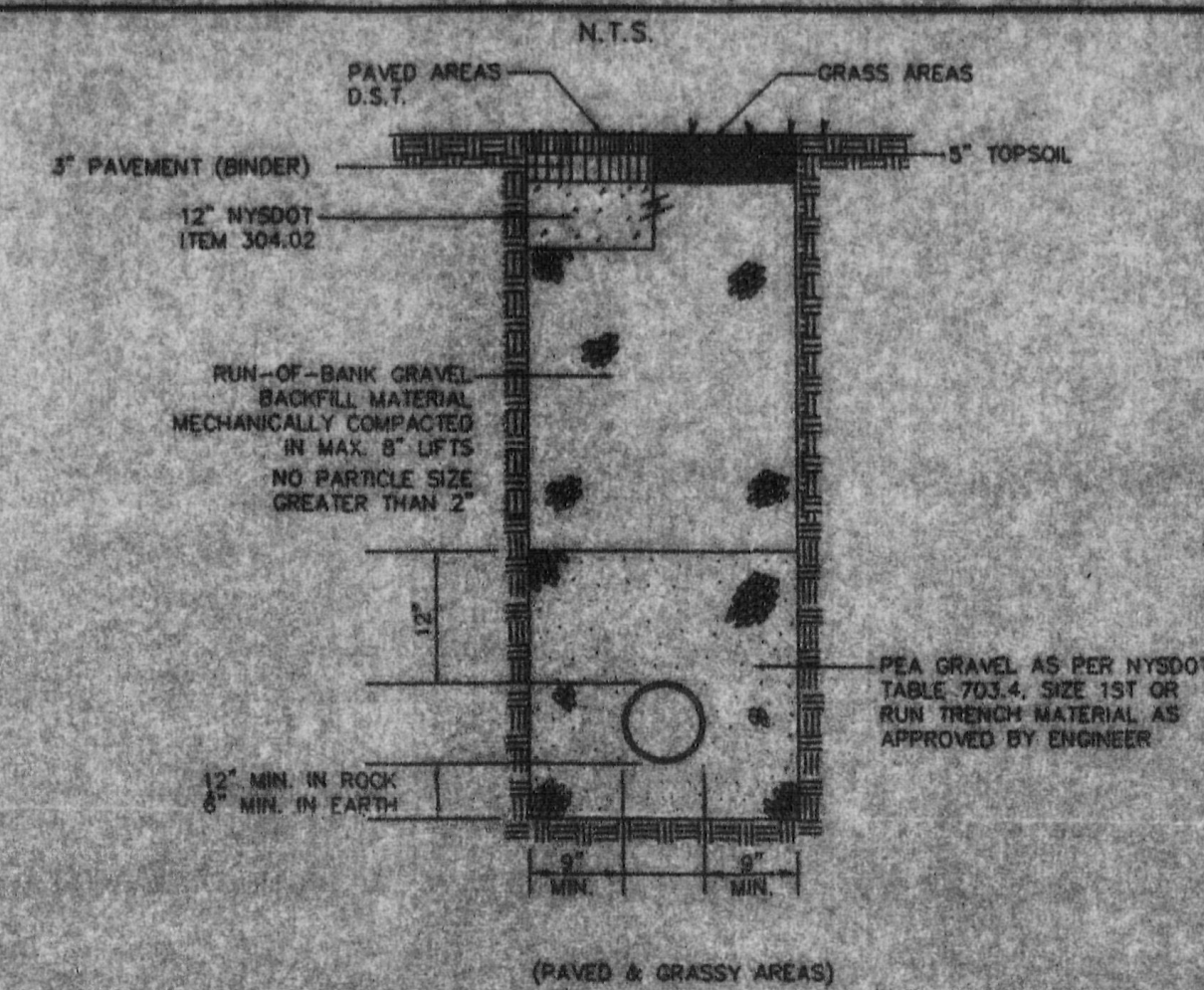
now or formerly
RADULSKI
(Liber 2051 - Page 163)
TAX MAP
Section 6 - Block 5 - Lot 12
FILED MAP LOT

now or formerly
CRACCHIOLO
(Liber 1933 - Page 932)
TAX MAP
Section 6 - Block 5 - Lot 11
FILED MAP LOT

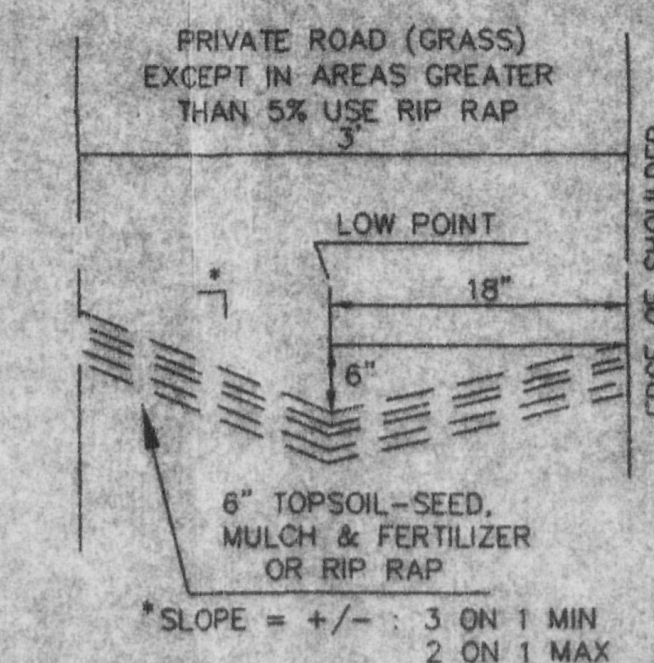
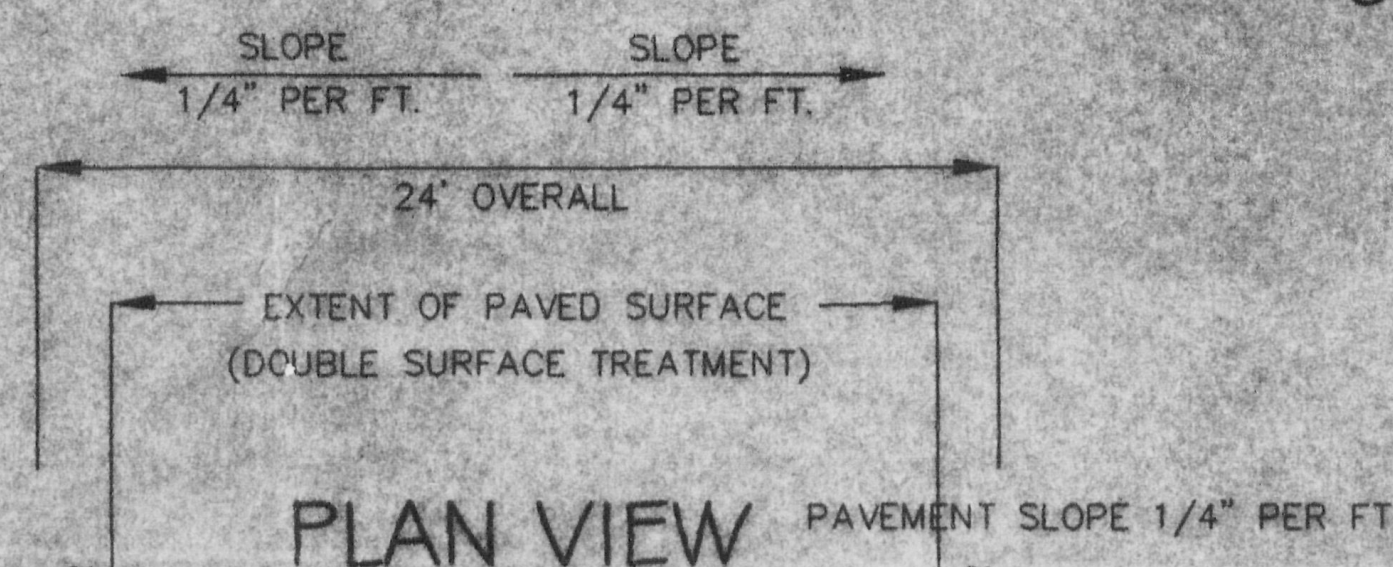
now or formerly
CAFARELLI
(Liber 3798 - Page 9)
TAX MAP
Section 6 - Block 5 - Lot 10
FILED MAP LOT



TYPICAL TRENCH & PIPE DETAIL



SILT FENCE



SWALE DETAIL



MAX. SLOPE 3 ON 1

SEE SHOULDER DETAIL

8" BASE COURSE - CRUSHED SHALE
1 1/2" - 3" DIAMETER CRUSHED STONE

D.S.T. = 1/2 gal. per SY asphalt emulsion and stone per application

RIP RAP

MAX. SLOPE 3 ON 1

3' 3' 9' 9' 3' 3'

PRECAST MANHOLE DETAIL


4' - 10" BASE, RISER & TOP
AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS INC.
BULLVILLE, NEW YORK
CONCRETE MINIMUM STRENGTH - 4000 psi @ 28 DAYS


PRIVATE ROAD SECTION DETAIL

PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN 15 2004

By: 
James Petro, Jr., Chairman

By: 
James Brennan, Secretary

	ROBERT S. MURRAY L.L.S. P.C.			2679 ROUTE 17M GOSHEN, NEW YORK 10924 914-291-0944
	LAND SURVEYING - SUBDIVISION DESIGN - CONSTRUCTION STAKEOUT			
REV. AS PER SEPT. 17, 2002 MEMORANDUM REV. 12-15-2003 REV. 1-08-2004 SEWER EASEMENT DETAIL	DETAIL SHEET			project# sheet# 3 OF 3
PREPARED FOR <div style="font-size: 1.8em; font-family: cursive; margin: 10px 0;">J. Tad Seaman</div> Town of New Windsor - Orange County - New York				
drawn by	rsm	checked by	lje	scale
		nts	date	file
		09-24-2001		

MICHAEL E. MIELE, P.E. N.Y.S. LIC. NO. 079676